




McEwan Fraser Legal
Solicitors & Estate Agents
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15 Craigleith Avenue
PORTLETHEN, ABERDEEN, AB12 4PH



PORTLETHEN

ABERDEEN

ABI2 4PH

The suburb of Portlethen boasts a wide range of amenities, including three primary schools and a well respected modern secondary school, a health centre, dentists, vets, public houses, a variety of convenience stores serving everyday needs and a range of larger stores including a Homebase store and an ASDA superstore. Recreational facilities include a bowling green, swimming pool, and a challenging eighteen-hole golf course. The tranquil, picturesque coastal villages of Downies and Old Portlethen are a short distance to the east of this property where there is pedestrian access onto the shoreline.

Aberdeen city approximately six miles to the north and is easily commutable and is well served by regular local transport links from Portlethen by train and bus making it particularly convenient for those commuting by car to the commercial areas of Tullos and Altens.

Aberdeen provides all that one would expect from a modern city including a multitude of shopping malls, restaurants, theatres and a multitude of activities for the outdoor enthusiast.

Further afield is the Aberdeen international airport offering both national and international flights.





15

CRAIGLEITH AVENUE

PORTLETHEN, ABERDEEN, AB12 4PH

15 Craigleith Avenue is an immaculate and spacious four bedroom detached villa, in a quiet no-through road within the popular area of Portlethen.

The accommodation comprises of an entrance hallway, generous sized bright lounge with large window overlooking the front of the property. The spacious modern dining kitchen is fitted with high gloss wall and base units with integrated appliances and a utility cupboard. The family area has patio doors leading out to the rear garden.

Upstairs, there are four bedrooms, two of which enjoy the comfort of en-suite facilities. There is also a family bathroom with a large storage cupboard.

The property benefits from gas central heating and double glazing.

Externally, the front garden is mainly laid to lawn with a monobloc drive leading to the garage. The garage can be accessed from the hallway and back wall is used as a utility area. The rear garden is fenced and is laid in lawn.

McEwan Fraser Legal highly recommends early viewing to appreciate the accommodation and location of the property.



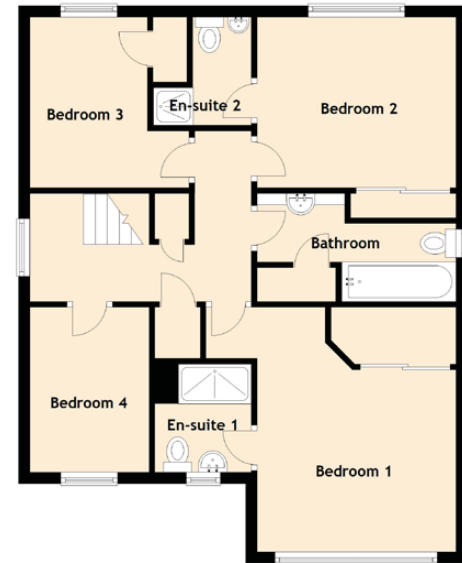
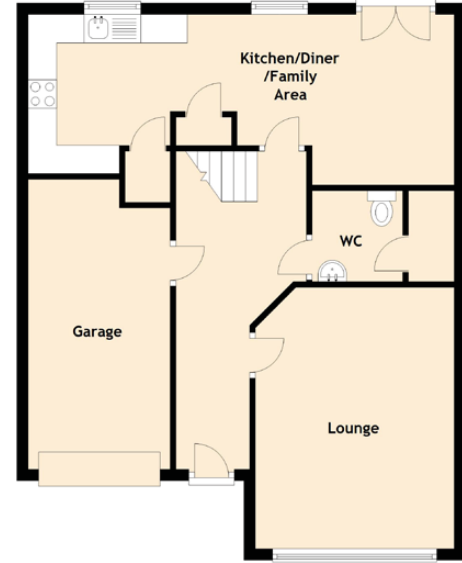
“ AN IMMACULATE AND SPACIOUS FOUR BEDROOM DETACHED VILLA ”





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

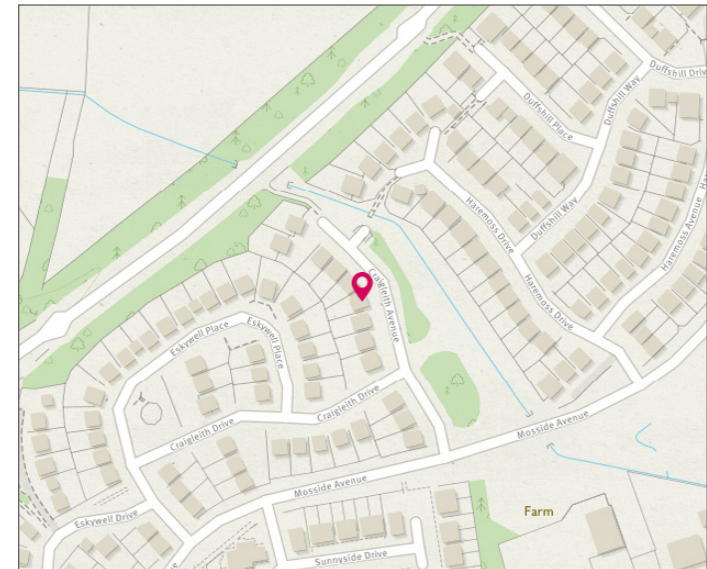


Approximate Dimensions (Taken from the widest point)

Lounge	4.60m (15'1") x 3.50m (11'6")
Kitchen/Diner/Family Area	7.50m (24'7") x 3.00m (9'10")
Bedroom 1	4.30m (14'1") x 3.50m (11'6")
En-suite 1	1.90m (6'3") x 1.70m (5'7")
Bedroom 2	3.50m (11'6") x 3.00m (9'10")
En-suite 2	1.90m (6'3") x 1.70m (5'7")
Bedroom 3	3.50m (11'6") x 2.80m (9'2")
Bedroom 4	2.80m (9'2") x 2.10m (6'11")
Bathroom	3.50m (11'6") x 2.30m (7'7")
WC	2.50m (8'2") x 1.60m (5'3")
Garage	5.10m (16'9") x 2.50m (8'2")

Gross internal floor area (m²): 119m² | EPC Rating: C

Extras (Included in the sale): All blinds, light fittings, floor coverings and integrated appliances. Furniture may be considered by separate negotiation.





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Part
Exchange
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Text and description
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