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24 Ash Place
PORTLETHEN, ABERDEENSHIRE, AB12 4XJ

24

ASH PLACE

This well-appointed three bedroom semi-detached property is situated in an extremely popular residential suburb of Portlethen, approximately six miles south of Aberdeen and easily commutable to the city centre and industrial areas of Tullos and Altens. The property further befits from full double glazing and gas central heating throughout.

The property comprises of an entrance vestibule, hallway, kitchen/dining, lounge, utility room, WC, three double bedrooms, a single box room and a family bathroom. A fantastic first purchase for a young family and ideally located for the professional couple. The house is decorated in fresh neutral tones throughout with wooden internal doors and finishing. On entering the property a welcoming entrance vestibule and hallway greet you leading you to all rooms, giving you access to the kitchen, utility, bedroom 3, living room and WC. The fully modernised kitchen is kitted out floor to wall with matching units and gives you access to the utility room which gives access to the back door leading you out to the garden. A modern WC is located next to bedroom 3 which gives access to a lot of storage space. Located on the second floor, The remaining two double bedrooms both having fitted storage and are decorated beautifully, finishing the accommodation is a modern family bathroom.

Outside, the rear garden is fully enclosed with a mix of stones, grass and patio areas, making it an ideal space for family entertaining including an outdoor sun house. There is also a good sized driveway for off-street parking. The front garden also creates a private feel with fully matured trees and shrubs galore. This is a lovely family home and viewing is highly recommended.

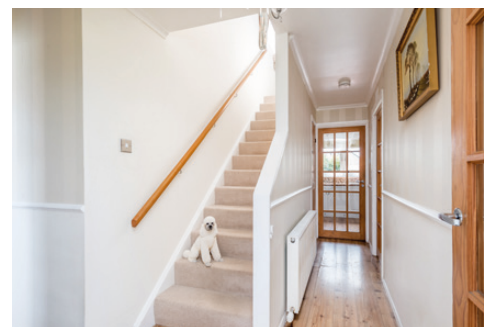
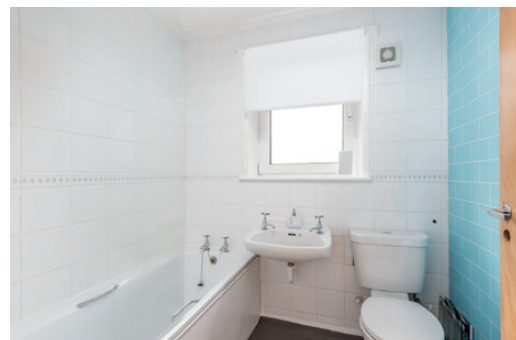
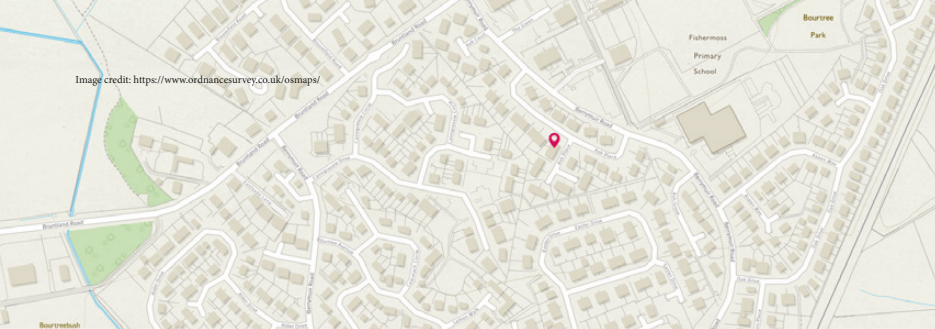


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LEISURE FACILITIES



TRAIN LINKS



A90 ROAD LINKS



PLACES TO EAT



LOCAL AMENITIES



NEAR SCHOOLS

THE DETAILS

Approximate Dimensions
(Taken from the widest point)

Lounge	4.35m (14'3") x 3.72m (12'2")
Kitchen	4.11m (13'6") x 2.69m (8'10")
Bedroom 1	3.56m (11'8") x 3.18m (10'5")
Bedroom 2	3.72m (12'2") x 3.20m (10'6")
Bedroom 3	4.78m (15'8") x 2.52m (8'3")
Utility	2.76m (9'1") x 1.48m (4'10")
Box Room	1.82m (6') x 1.68m (5'6")
Bathroom	2.01m (6'7") x 1.68m (5'6")
WC	1.73m (5'8") x 1.47m (4'10")

Gross internal floor area (m²): 102m²

EPC Rating: D

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