



Recently completed and built to the highest
of specifications

Fantastic location and within city boundaries



9 Haremoss Avenue

Portlethen, Aberdeenshire, AB12 4UY



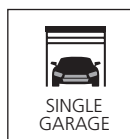
Scan Here!



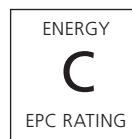
3 BED



2 BATH + WC



SINGLE
GARAGE



ENERGY

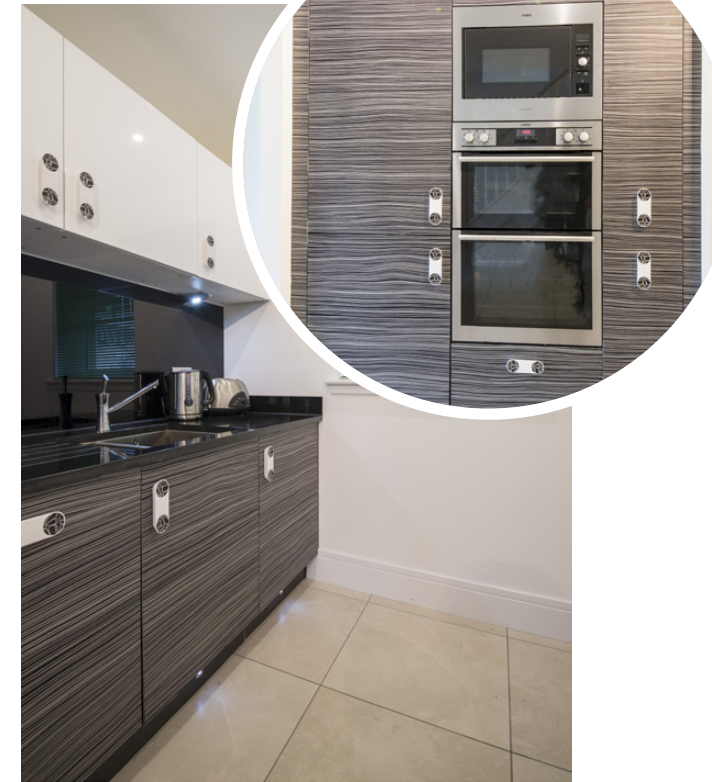
C

EPC RATING



Portlethen *Aberdeenshire*

The suburb of Portlethen boasts a wide range of amenities, including primary and secondary schools, a health centre, a variety of convenience stores serving everyday needs and a range of larger stores including an Asda superstore. Recreational facilities include a bowling green, swimming pool and a challenging 18-hole golf course. The tranquil, picturesque coastal villages of Downies and Old Portlethen are a short distance to the East of this property. The City Centre is approximately 7 miles to the North and is easily commutable and is well served by regular local transport making it particularly convenient for those commuting to the commercial areas of Tullos and Althens. The city provides all that one would expect from modern day city living, including a multitude of shopping malls and local shops. There are pubs, restaurants and eateries galore, with fantastic theatres and cinemas to enjoy. You also have some superb recreational and leisure facilities all within easy reach and a multitude of activities for the outdoor enthusiast. The city offers excellent Bus and Rail service with National and International flights being provide from Dyce Airport approximately 8 miles to the North. The main East Coast Rail network operates from Aberdeen providing a link to central belt the South and beyond.



9 Haremos Avenue

The property has been upgrade to a exceptional standard

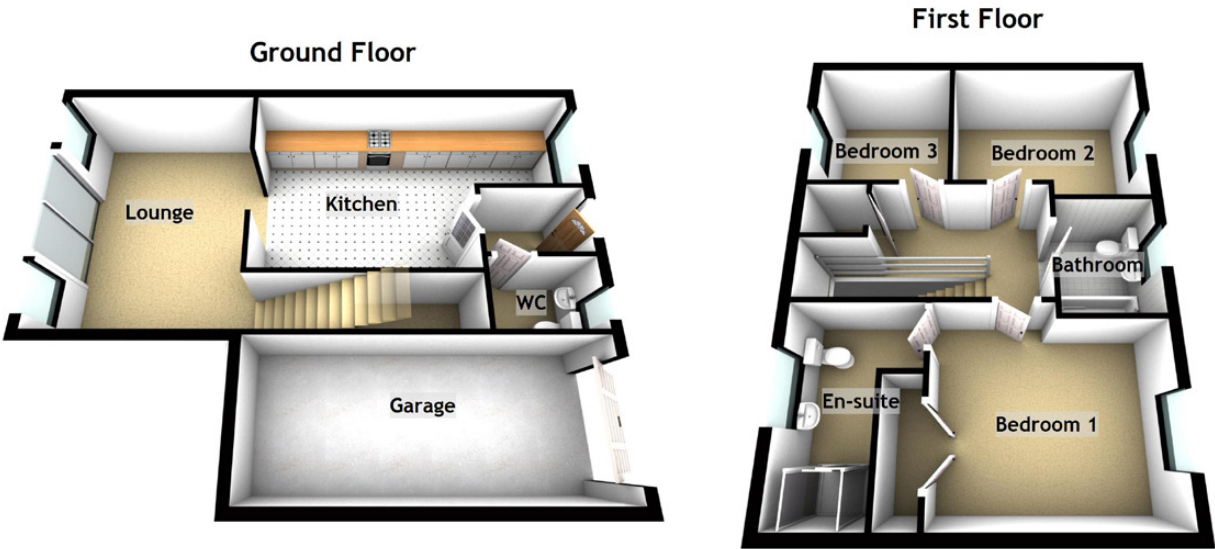
Built to the highest of specifications by Bett Homes in 2012, we have the pleasure of offering for sale this beautiful, Three bedroom detached dwelling. Occupying two levels of accommodation, the property features gas central heating and double glazed windows. Presented for sale in a truly immaculate order throughout, this property has been upgrade to a exceptional standard by its current and only owner, from open plan living to the fully fitted bespoke Dining kitchen boasting superior appliances and Granite work tops with one off glass splash backs, this really is a must view property. Would be an excellent starter home, suit a young family or professional couple.

Accommodation comprises; entrance hallway, cloakroom, large walk in cupboard, well presented lounge with patio doors to rear garden, dining kitchen interior connecting door to garage. On the upper floor is the master bedroom with en-suite shower room, two further bedrooms and family bathroom.





Bedrooms & Bathrooms



Approximate Dimensions
(Taken from the widest point)

Lounge	4.80m (15'9") x 3.60m (11'10")
Kitchen	6.20m (20'4") x 3.70m (12'2")
Bedroom 1	3.80m (12'6") x 3.10m (10'2")
En-suite	3.10m (10'2") x 1.90m (6'3")
Bedroom 2	3.50m (11'6") x 2.80m (9'2")
Bedroom 3	2.50m (8'2") x 2.50m (8'2")
Bathroom	2.10m (6'11") x 1.70m (5'7")
WC	1.90m (6'3") x 1.00m (3'3")
Garage	6.20m (20'4") x 2.60m (8'6")

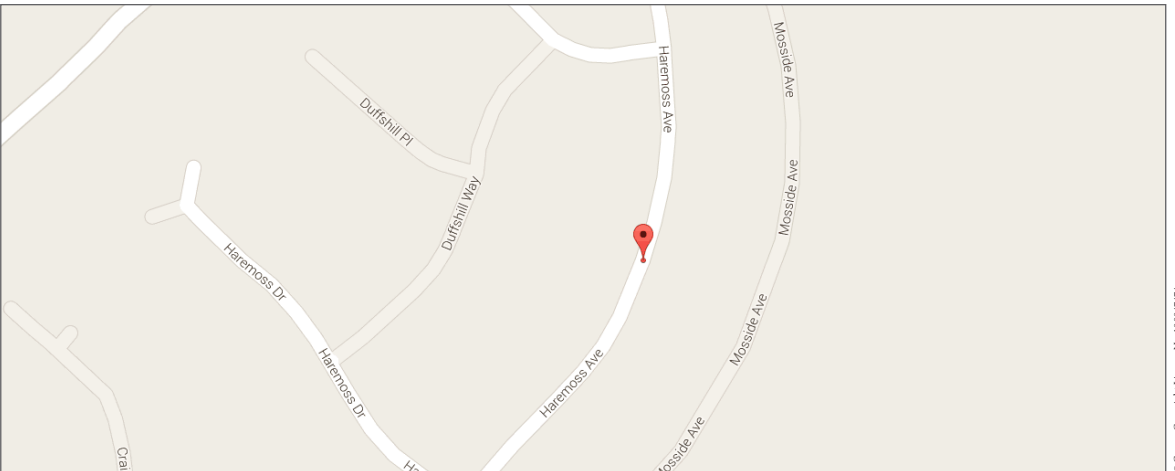
Gross internal floor area (m²) - 92

Outside and to the front is a well maintained area of lawn with seasonal flowers and plants. A loc block driveway

provides off street parking whilst leading to the detached garage. A decorative stone path leads to the front door. The rear garden which can be accessed via left hand side of the house, a rear garage door or directly from the bi-folding patio doors, has been beautifully maintained laid mainly to lawn with a flower border containing seasonal flowers and a variety of shrubs and plants. A wooden decking area with privacy wall is ideal for entertaining and catching the sun, a high perimeter fence also makes this a safe and secure environment for children and pets alike.

Extras
(Included in the sale)

All floor coverings, blinds, curtains, and light fittings are all available by separate negotiable.





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Part Exchange

If you are interested in this property and have a property to sell, please complete our online form to receive a Part Exchange value on your own property.

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
PETER REID
Surveyor



Professional photography
SCOTT MARSHALL
Photographer



Layout graphics and design
CATHERINE ANDERSON
Designer