

6 Broomfield Park

PORTLETHEN, ABERDEENSHIRE, AB12 4XT



*SEMI-DETACHED TWO-BEDROOM
BUNGALOW CLOSE TO ALL AMENITIES*



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6 Broomfield Park is a fantastic two-bedroom semi-detached bungalow located in a quiet, sought-after street within the well-connected suburb of Portlethen. The property would benefit from some minor refurbishment, but is ultimately in walk-in condition. A spacious bungalow with two double bedrooms, with the property further benefiting from full double glazing and gas central heating.

The main door is located to the side of the property, leading to the entrance hall and all other accommodation. A spacious lounge with a large picture window overlooking the front garden that fills the room with natural light. The lounge has ample space for a multitude of standalone furniture styles with space for a dining table and chairs.



The kitchen is located at the rear and allows access to the rear garden, fitted with multiple wall and base-mounted units with ample space for all required appliances.





A recently upgraded, centrally located shower room from the hall, with two double bedrooms, one with fitted sliding wardrobes, the other with a built-in cupboard. There are two further storage cupboards in the hall, which complete the accommodation.



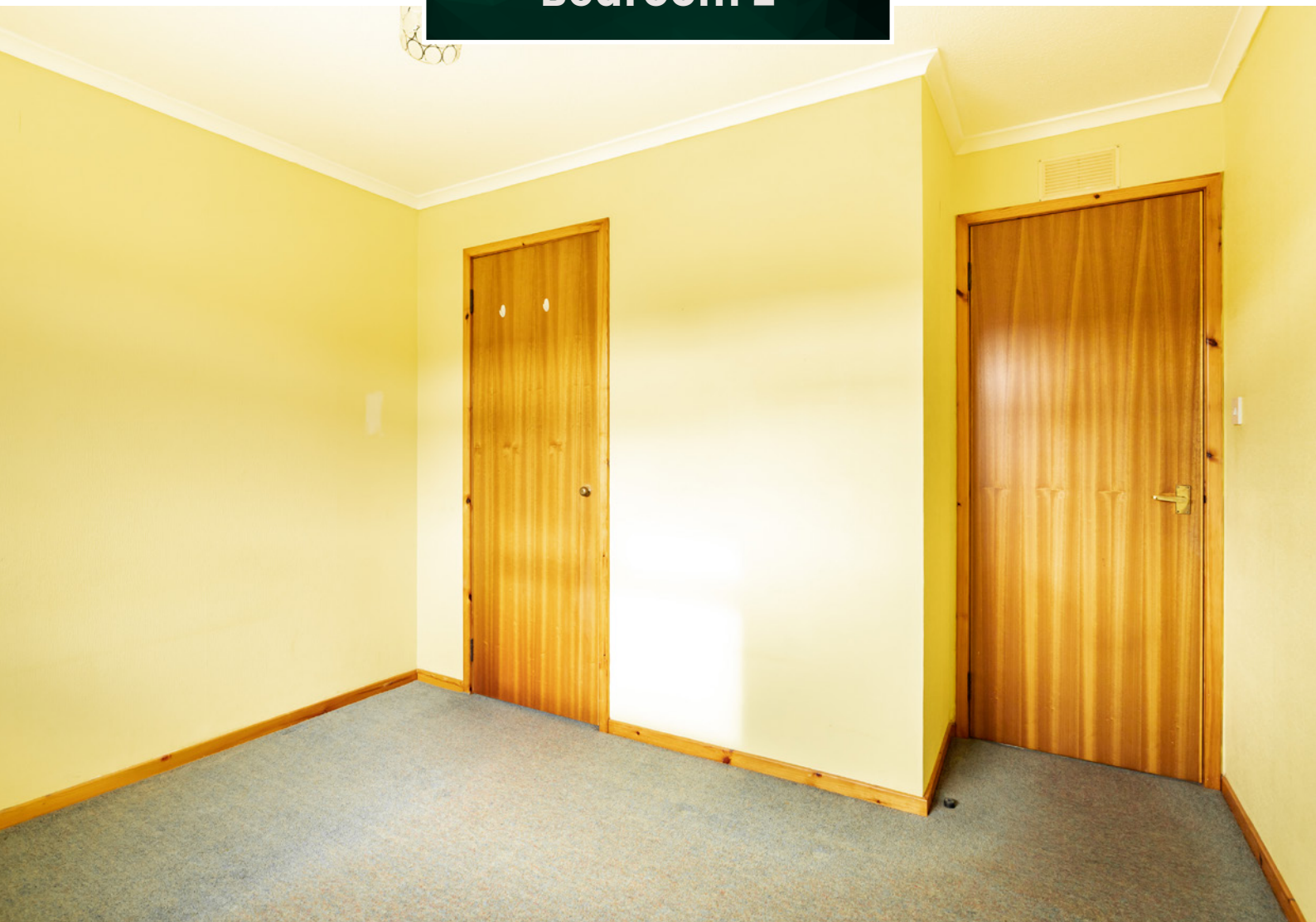


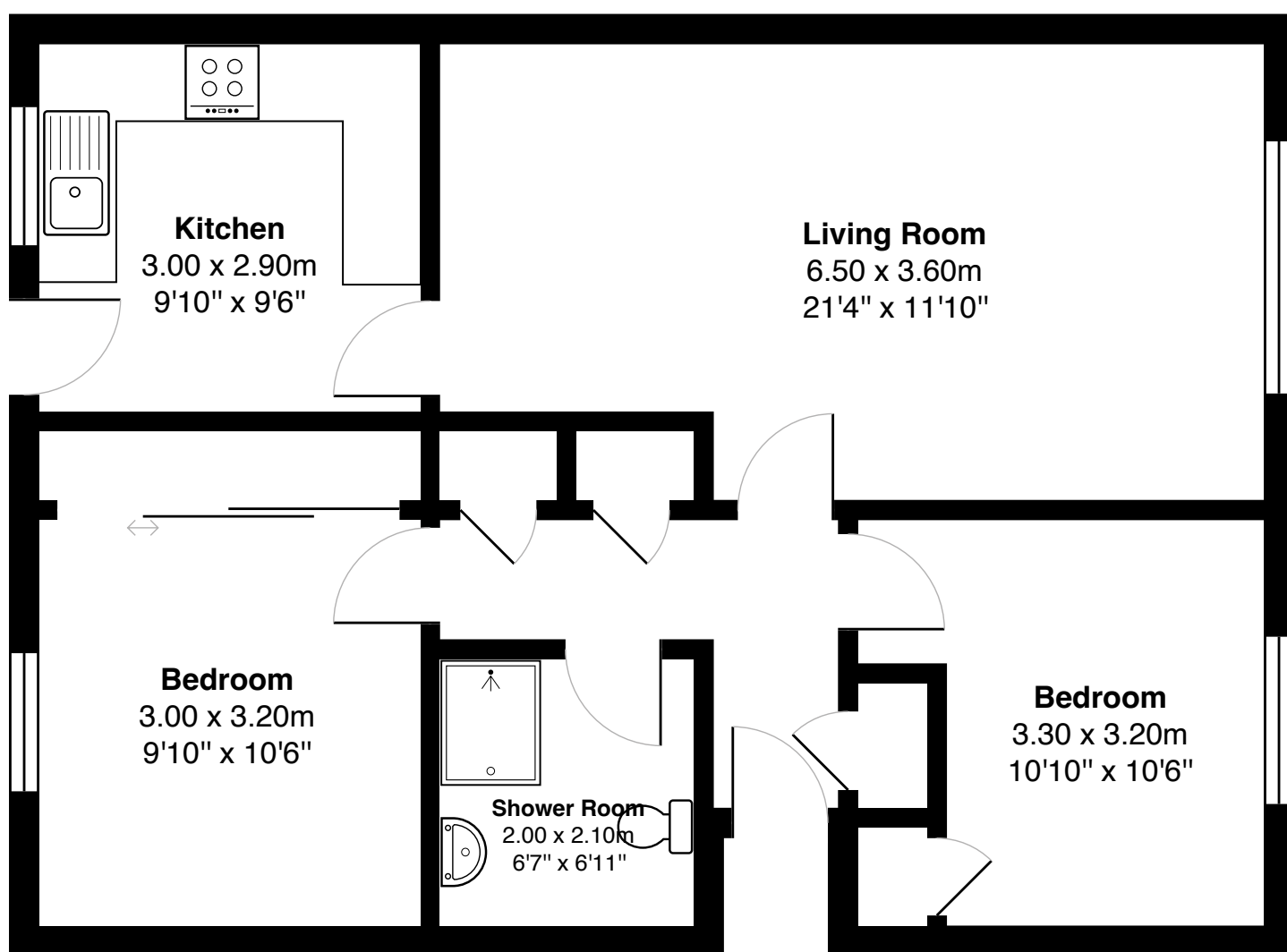
Bedroom 1





Bedroom 2





Gross internal floor area (m²): 65m²

EPC Rating: C

The front garden boasts a well-maintained lawn, while the generous plot with a driveway provides off-street parking for at least two vehicles. The rear garden accessed from the drive or the kitchen is bordered by a high wooden fence laid mostly to lawn with some sporadic planting of mature shrubs and seasonal flowers, an extensive patio area which is perfect for entertaining, some alfresco dining, and enjoying the sun, and also provides a safe environment for children and pets alike. Additionally, there is a shed for convenient outdoor storage, which will remain.





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 is approximately six miles north and is easily commutable. It 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. Aberdeen provides all that one would expect from modern-day city living, including many shopping malls and local shops, pubs, restaurants, and eateries galore, with fantastic theatres and cinemas to enjoy.

The Location

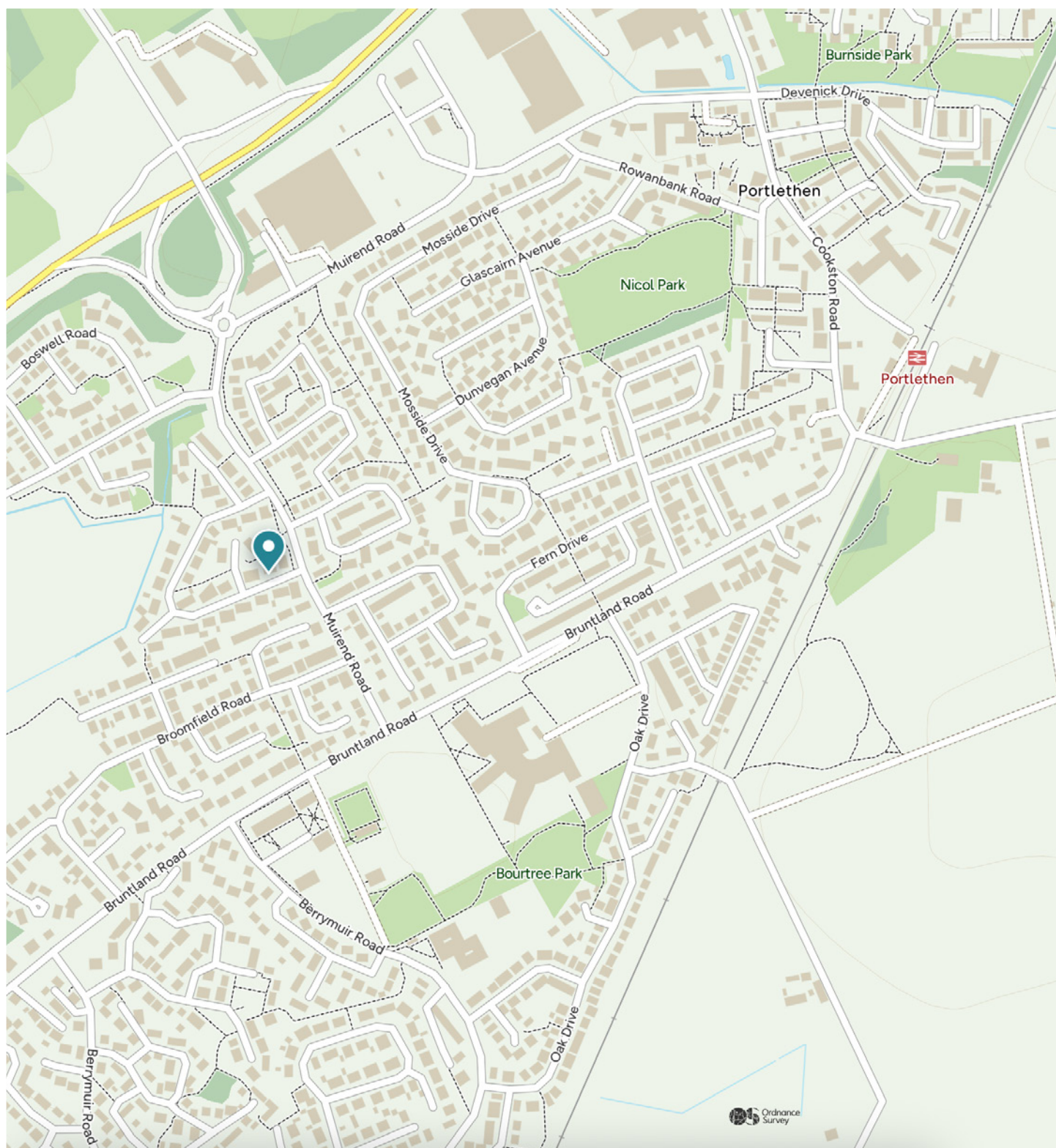


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