

**Eskywell Place, Portlethen, Aberdeen, AB12 4PD**

**Offers Over £269,000**

**Council Tax Band: E**



WELL PRESENTED FOUR BEDROOM DETACHED VILLA WITH GARAGE FOR SALE!!

Forming part of a modern development within the popular location of Portlethen, well placed for commuting to both the north and south, we are delighted to offer for sale this impressive and well-presented four bedroom detached dwellinghouse set in a large garden.

The accommodation comprises of a spacious Lounge on open plan with dining area; beautifully appointed fitted Kitchen, Utility room, Cloakroom, Master Bedroom with an En suite shower room, three further good sized Bedrooms and family Bathroom. Gas central heating and Double glazing. Externally, the property has a single garage as well as its own driveway with parking. The enclosed large rear garden is mainly laid to lawn and forms an ideal and safe playing area for children

The property is finished to a high standard, affords the opportunity to move in with the minimum of inconvenience and offers a bright airy living environment. Early viewing is highly recommended.

All integrated and freestanding white goods are all to be included in the price. While the Sellers believe them to be in reasonable working order, their condition is not warranted and will not be warranted in any sale and purchase contract to follow.

Portlethen is a popular town approximately 10 minutes’ drive south from Aberdeen City Centre. It boasts of a wide range of amenities including a health centre, village hall, swimming pool and 18 hole golf course, restaurants. The area is well served by many shops including an Asda 24-hour Superstore. Located just off the A90, it is served with regular rail and bus links providing a quick route to and from Aberdeen. It is particularly convenient for the business parks at Altens, Tullos, and Badentoy. Both primary and secondary education are catered for in the town. The property is closely located to the Aberdeen South Business Centre



Open House Aberdeen



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	78	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC 	