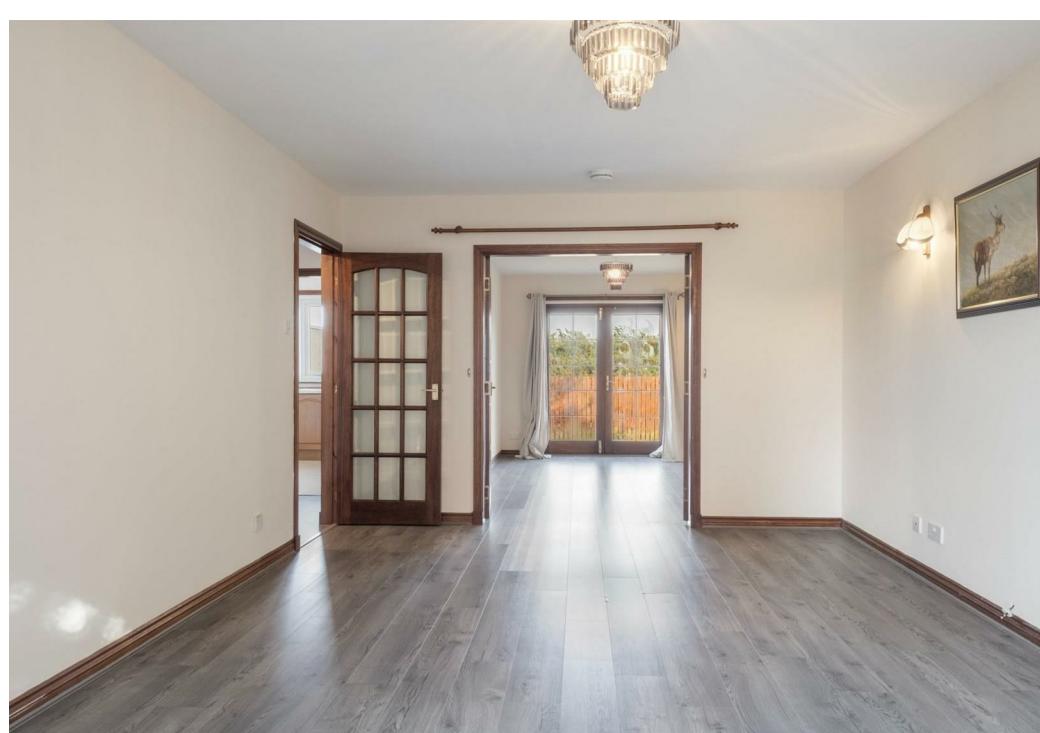


Bruntland Court, Portlethen, AB12 4UQ

Offers Over £270,000

Council Tax Band: F



## FOUR BEDROOM DETACHED HOUSE FOR SALE - BELOW VALUATION!!

Fantastic opportunity to buy this impressive and nicely presented 4-bedroom detached dwelling house in a quiet location. Gas central heating and double glazing. Early viewing is highly recommended.

The property is presented in neutral décor throughout. The accommodation comprises of a welcoming entrance vestibule which leads to the cloakroom, spacious bedroom, Lounge, dining room, fitted Kitchen and utility room on the ground floor level.

On the first floor is Master Bedroom with an En-suite shower room, three further good sized Bedrooms and family Bathroom.

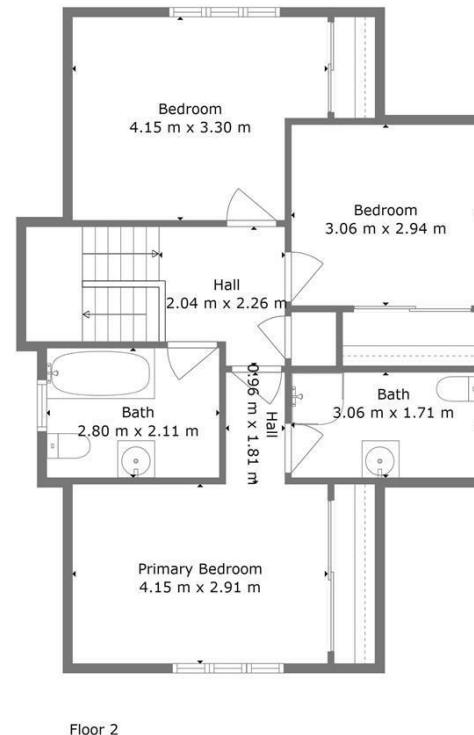
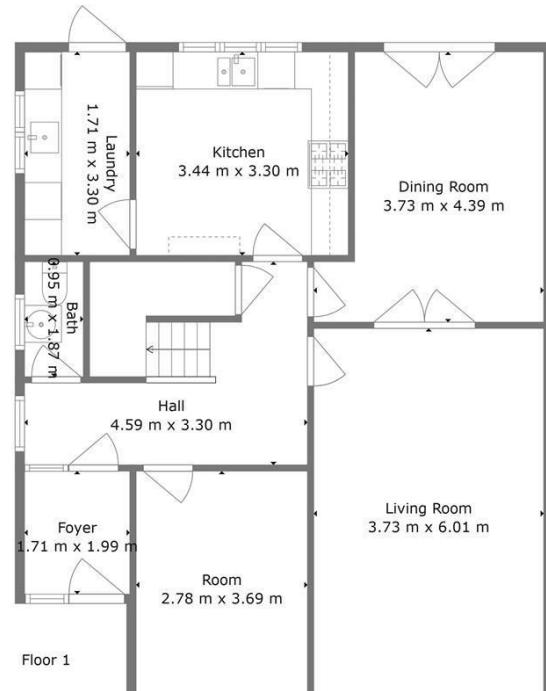
Externally, the property has its own driveway with parking for at least 2 cars, and an enclosed garden ideal for relaxing and forms a safe playing area for children

All white goods are included in the sale. 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 local shops including an Asda 24-hour Superstore, Aldi, Argos and B&M. Located just off the A90, Portlethen 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.



Open House Aberdeen



**TOTAL: 149 m<sup>2</sup>**  
FLOOR 1: 85 m<sup>2</sup>, FLOOR 2: 64 m<sup>2</sup>  
EXCLUDED AREAS: WALLS: 11 m<sup>2</sup>

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	75	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	