

DUTHIE WARD



SOLICITORS



10 BOSWELL WAY, PORTLETHEN, ABERDEEN TWO BEDROOM SEMI DETACHED VILLA

Accommodation: Ground Floor: Vestibule, Lounge and Dining Kitchen. First Floor: Hall, two double Bedrooms and Bathroom. Full double glazing and gas central heating. All carpets and blinds, some light fittings and all other fittings included. Hob, oven and extract hood included. Private section of drive with parking for two cars. Large rear garden. Garden shed.

OFFERS OVER £157,500

VIEWING BY ARRANGEMENT

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These particulars are believed to be correct but are not guaranteed and will not form any part of any contract. Purchasers should satisfy themselves as to measurements and other information.

SOLICITORS & ESTATE AGENTS



This is an attractive and well presented two bedroom semi detached villa with a large garden and in a quiet cul-de-sac of an established residential development by Barratt Homes, one of Britain's foremost housebuilders.

Portlethen lies to the south and a short drive by dual carriageway from Aberdeen city centre. It is a thriving and expanding town with a good shopping centre, easy travel by road and rail, two primary schools and an academy, and a range of recreational attractions including a swimming pool and 18 hole golf course.

Number 10 Boswell Way is an attractive house in ready to move into condition. The Lounge is to the front and to the rear is a good sized dining Kitchen with French doors to the patio and rear garden. Upstairs the main Bedroom is to the front and has an attractive and leafy outlook onto the cul-de-sac and Bedroom 2 has south facing windows with a lovely outlook to the large garden. The Bathroom has a window to side and a three piece suite plus shower.

To the front a shared lockbloc drive gives access to a private drive which has parking for two cars and an excellent feature of this property is the large and fully enclosed rear garden which has good privacy and receives sun throughout the day.

VESTIBULE: With panelled door to Lounge and door to built-in cloak cupboard with electricity fuses and coat hooks. Fitted carpet.

LOUNGE: 14'2 x 12'7 (4.3m x 3.8m) (Front) Door from Vestibule, door to Kitchen, window to front garden and side window to drive. Fireplace with inset Living Flame fire with marble surround and hearth and timber mantle. Smoke alarm. Ceiling light fitting. Telephone point. TV aerial point. Satellite TV. Nine power points. Full length window drapes with hold-backs. Vertical blinds. Two radiators. Fitted carpet.

DINING KITCHEN: 12'6 max x 11'9 max (3.8m x 3.6m) (Rear) Dining Kitchen with door from Lounge and French doors to patio and rear garden. Fitted units to three walls.

Along window wall – worktop with inset sink, drawer and cupboard base units.

To side wall – worktop with four ring gas hob, built-in electric oven, drawer and cupboard base units and wall units with extract hood. Central heating boiler.

To inner wall – worktop with base units and appliance space. Space for fridge/freezer and also for good sized dining table.



Ceramic tiling between worktops and wall units. Ceiling light fitting. Seven power points and fixed outlets for appliances. Drapes to window and French doors. Roller blinds. Radiator. Floor vinyl. Door to understair cupboard with floor vinyl and light installed.

Carpeted stairway to Upper Floor.

HALL: Doors off to two Bedrooms and Bathroom. Smoke alarm. Ceiling light fitting. Power point. Fitted carpet. Hatch to insulated loft with good storage space.

BEDROOM 1: 12'7 x 8'5 (3.8m x 2.6m) (Front) Double Bedroom with door from Hall and window to front with very attractive leafy and open outlook onto quiet cul-de-sac. Six power points. Roller blind. Radiator. Fitted carpet.

BEDROOM 2: 12'7 x 8'9 (3.8m x 2.7m) (Rear) Double Bedroom with door from Hall and two windows to rear with very attractive south facing outlook to large garden. Four power points. Curtains. Roller blinds. Radiator. Fitted carpet.

BATHROOM: 9'9 x 5'5 (3m x 1.6m) (Mid) Door from Hall and window to side. Three piece suite including wash-hand basin in vanity unit and electric shower over bath.

Shaver point. Ceramic tiling around bath to shower area. Fittings to remain. Roller blind. Laminate flooring. Door to large built-in airing cupboard with insulated hot water cylinder and slatted shelves.

OUTSIDE: Neatly kept front garden with lawn and path along front and shared lockbloc drive.

Large and sunny rear garden. It is fully enclosed, has good seclusion and receives sun throughout the day. Paved patio and granite chip area. Parking for two cars. Lawn. Mature trees and flower borders. Garden shed.





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