



**6 HAREMOSS DRIVE  
PORTLETHEN, ABERDEEN, AB12 4UX**

**OFFERS OVER  
£275,000**

**WELL PRESENTED THREE BEDROOM DETACHED HOUSE WITH GARAGE  
IN THE SOUGHT AFTER HILLSIDE DEVELOPMENT IN PORTLETHEN**

- DETACHED
- THREE BEDROOMS – ONE OF WHICH HAS AN EN-SUITE
- KITCHEN WITH BREAKFAST BAR
- SUN ROOM
- SINGLE GARAGE
- FULLY ENCLOSED REAR GARDEN
- GAS CENTRAL HEATING
- EPC RATING – C

James & George Collie Property + Mortgage Agency  
450 Union Street, Aberdeen AB10 1TR Tel: 01224 572777 Fax: 01224 580119  
e-mail: [p.sales@jgcollie.co.uk](mailto:p.sales@jgcollie.co.uk)







## DESCRIPTION

We are delighted to bring to the market this three bedroom detached house with single garage and beautifully landscaped garden with in the popular commuter town of Portlethen. This well presented property boasts a spacious dining/lounge, kitchen with breakfast bar, sun room, three double bedrooms – one of which has an en-suite, single garage and fully enclosed rear garden. Neutrally decorated throughout this property is in walk in condition with Amtico flooring on the ground floor and luxury carpets fitted on the stairs and throughout the first floor. The property would make an ideal purchase for a family or couple and early viewing is highly recommended to truly appreciate the location and property on offer.

The accommodation comprises: Entrance hallway with stairs to the first floor; Bright and spacious lounge on open plan with the dining area, there is a large window allowing for lots of natural light and ample space for free-standing furniture and other items of soft furnishings; Dining area which features stunning pendant lights also has space for a large table and chairs and other items of free-standing furniture; Kitchen which houses the boiler is fitted with light wood base and wall units, complimenting worktops and tile splashbacks, induction hob with extractor fan above and double oven below, free-standing fridge freezer, integrated dishwasher and washing machine, breakfast bar with seating for two people, walk-in storage cupboard with shelving and double doors to the sun room; W.C. with W.C., wash hand basin, wall mounted mirror and window; Bright and spacious sun room with patio doors leading to the rear garden and ample space for free-standing furniture and other items of free-standing furniture; Stairs to first floor with cupboard housing the water tank and a hatch to the loft; Bedroom one which is served by an en-suite features two built-in double wardrobes with mirror sliding doors, hanging rails and shelving and ample space for free-standing furniture and other items of soft furnishings; En-suite comprises shower cubicle, W.C. and wash hand basin set in vanity unit, wall mounted mirror, wall mounted cabinet, shaver point, extractor fan and window; Bedroom two features a built-in double wardrobe with mirror sliding doors, hanging rails and shelving and space for free-standing furniture and other items of soft furnishings; Bedroom three also has space for free-standing furniture; The bathroom completes the accommodation and comprises bath with shower above, W.C., wash hand basin, storage cupboard with shelving, shaver point, extractor fan and window.

### Accommodation

Lounge/Dining Area	3.50m x 6.72m
Kitchen	4.67m x 3.21m
Sun Room	4.62m x 3.14m
Bedroom One	2.69m x 5.25m
Bedroom One Dressing Room	1.84m x 1.72m
Bedroom One En-Suite	2.69m x 2.15m
Bedroom Two	2.80m x 3.38m
Bedroom Three	2.58m x 3.34m
Bathroom	2.06m x 2.15m

**Outside:** Front is laid to lock block driveway with space for two cars which leads to the single garage, there is a paved path to the side gate and to the front door and the rest is laid to lawn which goes round the side of the house to the back wall of the property. Fully enclosed rear garden has a paved patio area with a path connecting to the side gate, there is a stone chips area which leads to the lawn and patio decking. The raised decking area would make an ideal entertaining and seating area. There are raised beds bordering one side and mature shrubs and bushes bordering the lawn. There is a rotary clothes dryer and outdoor tap. Single garage with up-and-over door, power, lighting, shelving and a free-standing undercounter freezer which is to remain.

**Notes:** Factoring is payable to James Gibb Residential Factoring and is £39 per year.

**Area:** Portlethen is a popular expanding residential area which is approximately 10 minutes drive south from Aberdeen city centre and linked to Aberdeen city by good commuter roads. The area is well served by local shops including an Asda Superstore (plus a new Aldi store in July 2021), by public transport facilities and a wide range of sporting and recreational attractions are available in the area, including a local community centre, swimming pool and an 18 hole golf course. The property is situated within walking distance to the local primary (including brand new school nursery) and secondary schools, the after-school club, the library, swimming pool, the convenience store and the pub. There is also a GP practice, an NHS



dentist and a private nursery. The location is also particularly convenient for the oil related offices at Badentoy, Portlethen and at nearby Altens in Aberdeen.

**ENTRY**

By arrangement.

**VIEWING ARRANGEMENTS**

Telephone selling agents 01224 572777.

**DIRECTIONS**

Travel south from Aberdeen on the A90, taking the first exit off the dual carriageway to Portlethen. At the roundabout exit onto Cookston Road then turn first left into Mossie Avenue. Turn second right into Hare Moss Drive where number 6 is located on the right hand side.

