

FOR SALE



Boswell Road, Porthlethen

2 Bedrooms, 1 Bathroom, Bungalow

£160,000

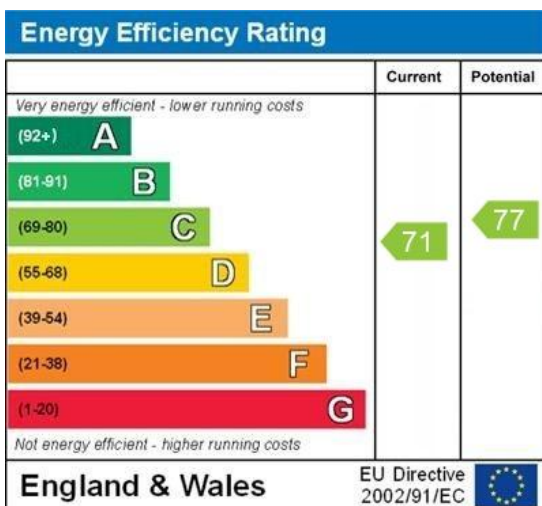

MARTIN&CO



- 2 Bedroom Bungalow
- Ideal for First Time Buyer opportunity
- Ideal Investment Opportunity
- Gas Central Heating
- Generous garden
- LARN: 1905074

Bright and Beautiful on Boswell Road, Portlethen, the perfect home for first-time buyers, downsizers, or those looking for accessible accommodation on one level. With its practical layout, generous garden, and sought-after location, it offers comfort, flexibility, and long-term potential.

This attractive two-bedroom bungalow sits on a generous corner plot in a popular residential area of Portlethen. With a neat front lawn, driveway potential, and a handy timber shed in the rear garden, it offers excellent kerb appeal and plenty of outdoor space. The property is ideally suited to those looking for single-storey living in a well-established community.



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Closest Railway station: Portlethen (0.7 miles)
 Closest primary school: Fishermoss School (660 yards)
 Closest secondary school: Portlethen Academy (0.5 miles)
 Closest GP: Portlethen Medical Centre (0.7 miles)
 Closest hospital: 375 Great Western Lodge (5.1 miles)
 Shopping close to Portlethen Retail Park which has Asda, Home Bargains, Matalan and Argos (0.6 miles)



HALLWAY The welcoming hallway provides access to all main rooms and benefits from practical storage options. A glazed front door brings natural light into the space, enhancing the sense of openness.

LIVING ROOM The bright and spacious lounge meets the kitchen to the rear stretches the full depth of the property, creating a versatile area perfect for both relaxing and entertaining. Large windows allow plenty of natural light, while neutral déco and double French-style doors give the room an airy feel.

BEDROOM ONE The first double bedroom benefits from a rear garden outlook, fitted mirrored wardrobes, and ample space for freestanding furniture. A neutral backdrop makes this room easy to personalise.

BEDROOM TWO The second double bedroom overlooks the front of the property. With a fitted carpet, radiator, and space for wardrobes or shelving, it provides flexibility as a guest room, home office, or children's bedroom.

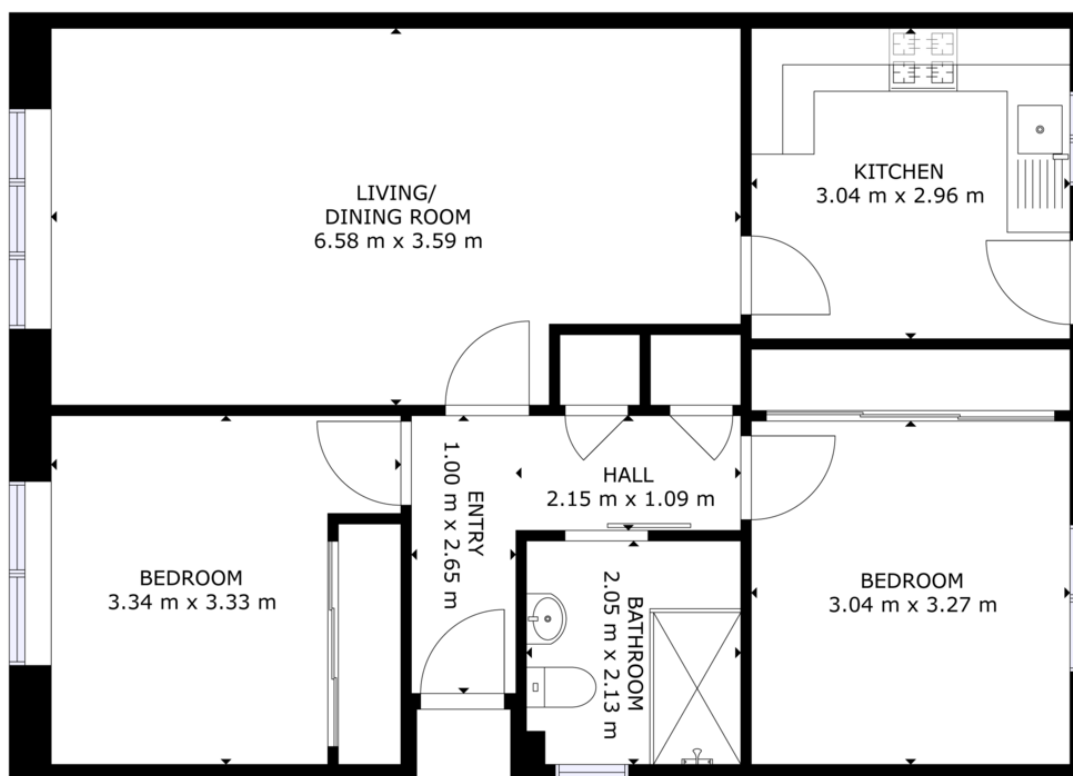


KITCHEN The well-proportioned kitchen features a range of pine-fronted wall and base units offering excellent storage, along with generous worktop space. Integrated appliances include a gas hob and oven, and there is direct access to the rear garden via a partially glazed back door, making it practical for everyday living.

BATHROOM / WET ROOM The property has been thoughtfully adapted with a modern wet room, designed for accessibility. It includes an electric shower, non-slip flooring, full wet-wall panelling, and support rails, making it ideal for those seeking convenient, safe bathing solutions.

GARDEN To the rear, a fully enclosed private garden offers a safe and secure outdoor area with lawn, mature planting, and a paved patio – ideal for enjoying the outdoors or entertaining. A large timber shed provides additional storage for garden equipment.





FLOOR 1

GROSS INTERNAL AREA
TOTAL: 67 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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