

**Tirith Aear, Findon,**  
Portlethen, Aberdeen, AB12 3RL

Fixed Price  
**£275,000**

**Under offer**

 **4**  **2**  **2**   **175 m<sup>2</sup>** EPC **F** Council Tax Band **F**



**Contact Seller**

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**Features**



Garage



Garden

**Description**

Enjoying a pleasant rural setting, we are delighted to offer for sale this exceptionally spacious **detached home** with superb sea views. Located in the delightful coastal village of Findon with easy commuting distance to the city centre. The property is served by oil fired central heating, double glazing, an intruder alarm and provides excellent family accommodation. On entering, the vestibule and stairway give access to the landing which leads to the spacious upper lounge/lower lounge, leading onto the dining kitchen and utility room. The hallway accessed off the upper lounge leads to the bedroom wing which includes four double bedrooms one with en suite shower room and the family bathroom. Outside there are low maintenance grounds with parking for several vehicles and a free standing single garage and an integral double garage.

Findon is located approximately six miles south of Aberdeen and within easy commuting distance of the nearby industrial estates of Portlethen, Tullos and Altens, with local amenities easily accessible in

nearby Cove Bay and Portlethen.

**Entrance Vestibule** With an undercover outside porch area with grey slate tiles underfoot, an exterior door gives access to the vestibule and carpeted stairs leading to all the accommodation. An opaque window provides plenty natural light to flood the hallway.

**W.C 6'2" x 3'7" [1.88m x 1.14m] approx.** Fitted with a two piece suite comprising w.c. and wash hand basin.

**Upper Lounge 23'6" x 15'3" [7.20m x 4.65m] approx.** at widest. Currently a family room, the area could easily be used as a formal dining room. A glazed door and glazed partition allows plenty natural light into the room. TV point and wired for Sky TV. Telephone point. A balustrade area again allows for plenty of light to flood into the room. Decorative coving. Spotlights.

**Lower Lounge 23'6" x 17'4" [7.20m x 5.28m] approx.** The lower lounge is accessed via several carpeted stairs being on split level with the upper lounge. This bright and spacious room has a large picture double glazed window which allows for spectacular sea views and an additional window to the side provides for extra natural lighting. Sliding glass patio doors give access to a tiered paved area located to the side of the property. Telephone and Sky points. Access door for sub floor storage.

**Dining Kitchen 13'7" x 12'11" [4.14m x 3.95m] approx.** A ten paned glass panelled door from the upper lounge leads to the dining kitchen and with a window to the rear of the property this is a bright and airy room. Well proportioned, it is fitted with cream wall and base units, finished with a granite effect work surface, stylish surround tiling and sink with mixer tap with drainer. Integrated dishwasher, fridge, microwave and built- in induction hob, oven with extractor hood complete the kitchen - these white goods will remain, and are included in the sale. Ample space for a dining table and chairs. Spotlights. Wood effect laminate flooring. TV point.

**Utility Room 9'1" x 8'11" [ 2.77m x 2.72m] approx.** A ten paned glass panelled door from the kitchen leads to the utility room. Window to the rear and exterior door gives access to the rear of the property. Fitted with wall units, work surfaces and sink with drainer, there is ample space for free standing washing machine, tumble drier and other white goods. Plenty useful space for storage of shoes and for hanging coats. Access door to a staircase which leads downstairs to the integral double garage, with access to attic#1 being gained from above the staircase. (Note – white goods to be removed).

**Hallway** The hallway is accessed via three carpeted stairs from the family room and gives access to all four bedrooms and the family bathroom. There is also a large storage cupboard as well as a large airing cupboard which also houses the hot water tank. Attic#2 is accessed via a Ramsay ladder.

**Master Bedroom 13'1" x 12'11" [3.99m x3.94m] approx.** This spacious carpeted master bedroom is positioned to take full advantage of the fantastic sea views through the large window which also overlooks the garden. A large wardrobe/storage unit surrounding the double bed will be included in the sale. There is ample room for free standing furniture. Access to the sub-floor can be gained through an access hatch.

**En Suite Shower Room 9'9" x 8'4" [2.97m x2.54m} approx.** This good sized en-suite has a 4 piece suite comprising a wash hand basin, w.c., bidet and bath and is completed with a tiled shower cubicle with mains shower. Fully tiled with wood panelled ceiling. Opaque window to the side of the property allows plenty of light. Heated towel rail. Spotlights. Vinyl flooring. Access hatch to sub floor.

**Bedroom 2 12'0" x 9'10" [3.66m x3.00m] approx.** With a window to the side, this double bedroom has a built-in double wardrobe providing ample storage space. Sky and TV points.

**Bedroom 3 10'0" x 9'1" [3.05m x 2.77m] approx.** This double bedroom has a window to the rear and a large cupboard provides storage. TV point. Computer point. Spotlights.

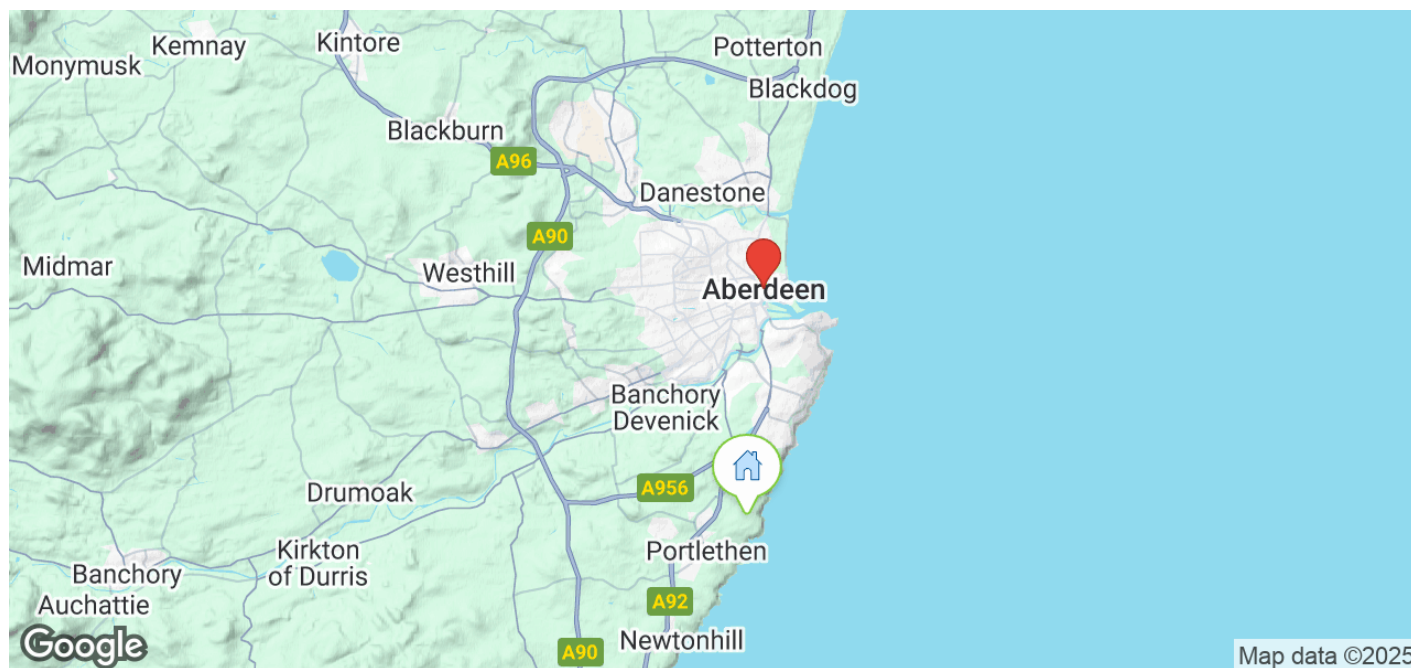
**Bedroom 4 10'2" x 10'2" [3.10m x 3.10m] approx.** This bright further double bedroom is located to the rear of the property with ample space for free standing furniture. Laminate flooring.

**Bathroom 10'5" x 6'5" [3.18m x 1.96m] approx.** This good sized fully tiled bathroom is fitted with a four piece suite, comprising a w.c., wash hand basin, bidet and bath. A fully tiled shower enclosure with mains shower. Spotlights. Extractor.

**Outside** Low maintenance grounds surround the property allowing parking for several vehicles and gives access to the integral double garage which houses the electricity fuse box and the oil fired boiler. The integral garage has power and light with two individually remote controlled electrical roller doors. There is a further free standing single garage with manual up and over door fitted with power and light. A tiered paved area could be developed into a patio area for outdoor entertaining. There are two further areas of garden, one a low maintenance area of lawn and a landscaped area with boundary wall. Fully bunded oil tank.

**Directions** From the A90 Aberdeen/Stonehaven Road take the exit to Portlethen/Marywell/Findon at the roundabout take the second exit on to the A90 turn left then left again on to Findon Road. Stay on Findon Road, continuing through the village to the north end of the village, then take a right onto Old Inn Road. The property is located down the hill, the first property on the right hand side as indicated by our For Sale board.

**Notes** Oil central heating. Double glazing. EPC=F. The subjects will be sold inclusive of all curtains, blinds and light fittings. Note: The free-standing white goods will be removed. The date of entry is material and offers subject to survey, subject to finance or subject to the sale of the purchaser's own property will not be considered.



**View this property here**

<https://www.aspc.co.uk/search/property/347329/Tirith-Aear--Findon/Aberdeen/>

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