



13A Oldmeldrum Road
Newmachar AB21 0PN

OFFERS OVER £225,000

peterkinssolicitors



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- Spacious semi-detached family home
- Living room and Dining room on semi open plan
- Conservatory
- Kitchen
- Cloakroom
- Master bedroom with en suite
- 3 Further double bedrooms
- Shower room
- Electric under floor heating to the ground floor
- Storage and panel heaters on the upper floor
- Double glazing
- Enclosed rear garden
- Private parking space

Viewing: By appointment tel.
07931710668 or contact Peterkins
(01224) 428100

Ref: 35533/3

EPC: E

description:

We are delighted to offer for sale this **IMMACULATE FOUR BEDROOM SEMI-DETACHED FAMILY HOME** which enjoys a good position set well back from the road. Presented in modern stylish condition the house is bright and airy with modern decor complimented by stylish fixtures and fittings. The property spans 2 floors of generously proportioned accommodation comprising: entrance vestibule; living room and dining room on semi open plan; fitted kitchen with appliances; conservatory; double bedroom; cloakroom; upper floor: shower room; master bedroom with en suite; 2 further double bedrooms. Outside there is an enclosed rear garden and a small garden area to the front. In addition there is an off street parking area at the front of the house. All fitted flooring, light fittings and blinds will be included in the sale. If you are looking for an individual family home in a village location, and in ready to move into condition with the minimum of inconvenience, then you will not be disappointed, and early viewing is essential to fully appreciate.

note:

The property is fully double glazed and fitted with electric under floor heating to the ground floor together with storage and panel heaters on the upper floor.

note:

The current Sellers paid for a gas mains connection to be piped to the front door; gas meter installed (but not connected).

location:

Newmachar is a delightful village which lies to the Northwest of Aberdeen and is within easy commuting distance of the Industrial Estates of both Dyce and Bridge of Don and the city itself. Locally, there is a primary school, mother and toddler group, a cross section of shops, a post office and a wide variety of recreational facilities including 2 excellent 18 Hole Golf Courses and Club House. There is a regular public transport system to and from Aberdeen City.

directions:

From Aberdeen take the A947 through Dyce and on entering Newmachar travel along Meldrum Drive until it becomes Oldmeldrum Road. The entrance for number 13A is on the left set well back from the road.

entrance vestibule:

Exterior door gives access to the entrance vestibule; ceiling light; laminate flooring; matwell; part glazed door leads to the living room.



cloakroom:

Fitted with a 2 piece white suite; aqua panelling to dado height; vinyl flooring.

living room:

5.47mx3.23m On semi open plan with the dining room the spacious living room has a bright front aspect; archway leads to bedroom 2 and the cloakroom; 2 modern light fittings; carpeted staircase leads to the upper floor; laminate flooring; under floor heating. Note: The wall mounted television will be removed.

dining room:

2.97mx2.61m On semi open plan with the living room, this well appointed room gives access to the kitchen and to the conservatory; modern light fitting; under floor heating.

kitchen:

2.93mx2.85m Well equipped kitchen fitted with an excellent range of cream coloured base and wall mounted cabinets linked by coordinated work surfaces and ceramic wall tiles; under unit lighting; windows to the rear fitted with roller blinds; built in double oven; ceramic hob; integrated fridge, freezer and washing machine; cooker hood; large built in storage cupboard; ceramic floor tiles; under floor heating.

conservatory:

3.02mx2.93m uPVC conservatory with a pleasant aspect overlooking the rear garden; all windows have roller blinds; double doors lead out to the paved patio; ceramic floor tiles; 'Dimplex' heater.

bedroom 2:

4.61mx2.60m Attractive double bedroom with 2 windows enjoying a front aspect; fitted with inset 'Venetian' blinds; pendant light fitting; laminate flooring; 'Dimplex' heater.

upper floor:

Clothes pulley; overhead 'Velux' window; fitted carpet; electric heater.

shower room:

Fitted with a modern three piece suite comprising: W.C.; wash hand basin; vanity unit; double size shower enclosure complete with an electric shower and aqua panelling behind; wall heater; downlighters; 'Velux' window; vinyl flooring; wall heater.

master bedroom:

4.59mx2.98m Generously proportioned master bedroom with a pleasant rear aspect; pendant light fitting; laminate flooring.

en suite:

Fitted with a three piece suite comprising: W.C; sink and pedestal; shower enclosure complete with an electric shower and aqua panelling behind; wall mirror; shaver point; wall heater; vinyl flooring.

bedroom 3:

3.40mx3.23m Lovely double bedroom with a front aspect; window fitted with a roller blind; spotlight fitting; laminate flooring; 'Dimplex' heater.

bedroom 4:

3.40mx2.61m The fourth double bedroom enjoys a front aspect; window fitted with a roller blind; wall shelves; laminate flooring; 'Dimplex' heater.





*All of Me
Loves
All of You*



outside:

In addition there is an outside water supply. There is a small area to the front of the house and a large, enclosed garden to the rear of the property. The rear garden is laid to grass with a paved patio and established shrub borders. In addition there is a rotary clothes dryer, a timber garden shed and an outside water supply.

parking:

There is an off street private parking space at the front of the house.



Do you want the best mortgage for you?

A Mortgage Advisor from our offices will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances. With our mortgage sourcing system we will review the best deals available from the UK's banks and building societies. For a free mortgage appointment, contact financial@peterkins.com or telephone 01224 428000. We may not be able to act for purchasers of the particular property. Authorised and Regulated by the Financial Conduct Authority. Your home may be repossessed if you do not keep up repayments on your mortgage. Written quotations are available on request.

All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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