



2 SUMMER BRAE,
NEWMACHAR

OFFERS OVER £140,000

peterkins



2 Summer Brae
Newmachar
AB21 0PQ

Offers Over £140,000

- 2 bedroomed end terraced dwellinghouse
- Central village location
- Close to local shops and amenities
- Well-proportioned living and bedroom accommodation
- Lounge and diner
- Kitchen
- Shower room
- 2 double bedrooms
- Low maintenance gardens to the front and rear
- Ideal first time purchase
- Good commuter base

Viewing by appointment only
please contact Peterkins on
(01467) 672800

Description: We are pleased to offer for sale this 2 bedroomed end terraced dwellinghouse in the popular Village of Newmachar. While in need of some modernization, the property has well-proportioned living and bedroom accommodation throughout split over two floors. The ground floor comprises of entrance hallway, shower room, lounge/diner and kitchen. On the first floor there are 2 good sized double bedrooms. The property has electric storage central heating, full double glazing and a good amount of built in storage throughout. There is a low maintenance gardens to the front and rear with two wooden sheds. Early viewing is highly recommended to see all this property has to offer.

Location: Newmachar is a small village set in beautiful countryside to the north west of Aberdeen. There are a range of amenities including shopping facilities, a post office, library and community hall. There is also a primary school in the village and toddler groups. Dyce lies only 4 miles away, and has secondary schooling and a further range of shops and amenities. Newmachar itself is within easy commuting distance of the thriving City Centre of Aberdeen, Dyce railway station, with the Airport and Heliport also conveniently close by. There are ample leisure facilities in Dyce along with secondary education and two outstanding 18-hole golf courses.

Directions: On entering Newmachar from Oldmeldrum on the Aberdeen/Oldmeldrum road A947 continue through the Village passing the chipper and taking the next left into Summer Brae where number 2 is located at the corner on the right hand side clearly identified by a Peterkins For Sale sign.

Entrance: Entered at the front of the property through a part opaque glazed door into the main hallway which gives access to the shower room, lounge and stairs to the upper floor. Low level cupboard housing the fuse box and meter. Deep cloak cupboard with light, coat hooks and shelving while also housing the hot water tank. Ceiling light fitment; smoke alarm and carpet with mat well.

Shower room: Comprising of a concealed cistern toilet and wash hand basin with storage below. Large aqua paneled shower enclosure with electric shower head. Wall mounted mirrored storage cupboard. Opaque window; ceiling light fitment; extractor and wood effect flooring.

Lounge: 10'9" x 10'7" (3.27m x 3.22m) On open plan with the dining area, the lounge is located to the front of the property and is of good size. Large window overlooks the front garden and fills the room with natural light. Ceiling light fitment; television and telephone points and completed with carpet.

Dining room: 9'5" x 7'5" (2.87m x 2.26m) Ample space provided for a dining table and chairs. Window to the rear; ceiling light fitment and carpet continues. Door into the kitchen.



Kitchen: 13' x 7'4" (3.96m x 2.23m) The kitchen is fitted with a range of base and wall units, coordinating worktops and splashback tiling. Stainless steel sink with drainer and mixer tap with window above overlooking the rear. Slot in cooker and undercounter spaces for appliances. Built in cupboard with fitted shelving. Strip light; water heating controls and wood effect flooring with mat well. Part opaque glazed door out to the garden.

Staircase to upper floor: Carpeted staircase leads to the upper floor giving access to both bedrooms. Window; ceiling light fitment and smoke alarm.

Bedroom: 14'5" x 8'7" (4.39m x 2.61m) A spacious bedroom providing ample space for a double bed along with a range of free standing furniture. Benefitting from great built in storage with two shelved cupboards and a double door wardrobe with hanging rails and shelving. Windows to the front and rear. Ceiling light fitment and carpet.

Bedroom: 14'5" x 8'6" (4.39m x 2.59m) Completing the accommodation is the second double bedroom. Also with windows to the front and rear and a double door wardrobe with hanging rail and shelf. Ceiling light fitment; telephone point; fitted shelving and wood effect flooring. Access hatch into loft space.

Outside: The front and rear gardens are low maintenance mostly laid with paving, stone chips and also with several bedding areas of established bushes and plants. Two wooden sheds. Rotary clothes dryer. Double gates provide access into single parking area along the rear of the garden. Outdoor taps at the front and rear.



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 01467 672820. 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.