



Goodwood, Nia Roo Retirement Park,
Newmachar., Aberdeenshire, AB21 0UG

ledingham
chalmers
estate agency



Kitchen/dining



**Goodwood, Nia Roo Retirement Park,
Newmachar,, Aberdeenshire, AB21 0UG**

**The Goodwood, brand-new 2 bedroom
bungalow park home**

- Exclusive, Over-50's retirement community
- Luxury development of single-level park homes
- Complimentary furnishing package plus curtains and
- Double glazing, gas central heating
- 10yr Gold Shield structural warranty
- Private garden and parking bay

Kitchen alt view



Two beds.



Two bathrooms.



Two public rooms.

Master bedroom

The Goodwood, brand-new 2 bedroom bungalow park home

Imagine a place where you can enjoy an excellent quality of life in a peaceful, bungalow home with the financial freedom to enjoy your retirement, stress-free.

Nia Roo Retirement Park is a new development of luxury 2 and 3 bed park homes for persons over the age of 50.

All park homes at Nia Ross include a complimentary furnishing package including all flooring and carpets, stylish curtains and blinds, comfortable lounge and dining room furniture, wall mounted lounge fire, luxury double beds and quality bedroom furniture.

Externally, the properties have been finished with a combination of render and cladding which adds both protection and character.

The Goodwood park home offers the ultimate in single-level living with two large bedrooms and a bonus study / hobby room.

A welcoming hallway leads to a generous sized lounge with feature fireplace and beautiful windows that flood the room with light. Leading from the lounge is the dining-area with ample space to enjoy happy gatherings.

The kitchen is particularly well appointed with a range of contemporary units and fully integrated appliances. Adjoining the kitchen is a convenient utility/laundry room with ample storage cupboards, larder unit, integrated washer/dryer and the rear door which leads outside to the garden grounds.



En-suite



Guest bedroom



The Goodwood



Development plan

These park homes have very low running costs and benefit from double glazing and gas central heating. Each property will have their own allocated area of garden and a designated parking space. By special arrangement, decking, a garage and a storage shed can also be included.

The amenity grounds at Nia Roo will be landscaped to an exceptional standard with a handsome, granite entrance, Victorian street lights, art sculptures and water features. For extra peace of mind, there will also be CCTV throughout the estate.

All park homes at Nia Roo will be constructed by Stately Albion to the residential standard BS3632 and the properties will be sold under the Mobile Homes Act 1983. In addition, the homes come with a Gold Shield warranty which provides protection for 10 years against any major, structural defects.

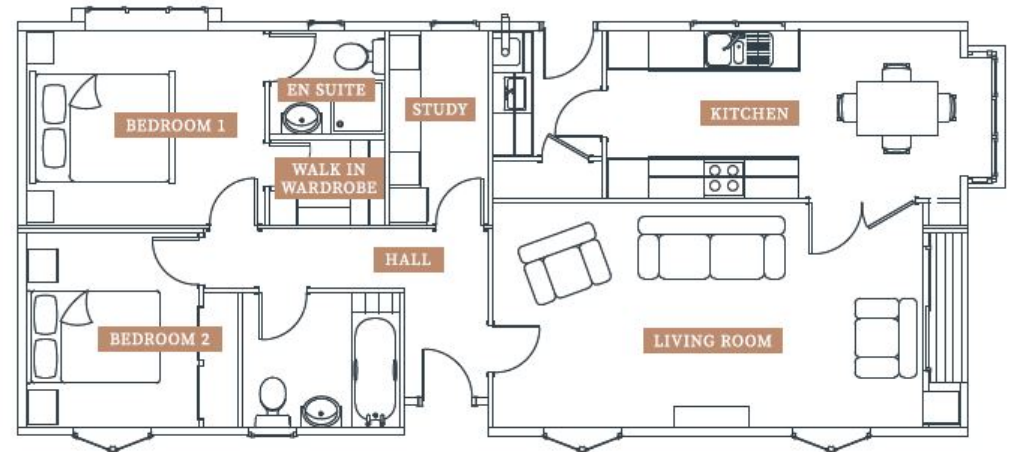
Each plot will come with a 99 year lease for which modest, annual site fee will be levied. Council Tax Band A will apply. Fibre broadband is available at the development.

Viewing by arrangement with Ledingham Chalmers: 01224 632500

Accommodation and plans

Lounge	20'10" x 10'5"	6.35m x 3.18m
Kitchen/dining	17'6" x 8'6"	5.34m x 2.59m
Utility room	8'6" x 5'3"	2.59m x 1.6m
Master bedroom	11'6" x 9'5"	3.51m x 2.87m
Ensuite	5'7" x 4'2"	1.7m x 1.27m
Guest bedroom	9'5" x 8'6"	2.87m x 2.59m
Bonus room / study	4'9" x 8'6"	1.45m x 2.59m
Main bathroom	7'6" x 8'0"	2.29m x 2.44m

GOODWOOD FLOORPLAN



Directions

From Dyce, proceed north along the A947 Oldmeldrum/Banff road towards Newmachar. There are two distinctive bus shelters just before the entrance to Nia Roo and the development is also well signposted by Ledingham Chalmers For Sale signs.

The Nia Roo reception office and car park are just inside the gates to the park on the left.

Location

Nia Roo Retirement park is within a few miles of the village of Newmachar. There are bus stops at the entrance to the development with regular routes to and from Dyce and Newmachar where there is a selection of grocery shops, fish and chips, hairdressers and a country pub. Newmachar 18-hole golf course is close-by as are many walking trails and National Trust properties. Dyce airport and train station is also within a few minutes drivetime.

Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224
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Contact us

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Whilst every effort has been made to ensure the accuracy of the information contained in this Schedule, including the floor plan (if applicable) please note that all measurements have been taken with a sonic tape measure and as a result are only approximations; the measurement of doors, rooms and windows and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. Any plans are for illustrative purposes only and should be used as such by prospective purchasers.