



21 Brownhill Road | Newmachar | AB21 0QZ

Three Bedroom Semi Detached Villa with Garage

Offers Over £179,000

Situated within a quiet cul-de-sac in an established residential development, we offer for sale this three bedroom semi-detached villa which offers an excellent level of accommodation across two floors. The home is entered into the spacious hallway with built-in storage cupboard, giving way to the naturally bright reception room with dual aspect windows. This large room offers space for both lounge and dining furniture, finished with neutral decor creating an ideal room to gather and relax.

From here, access is given to the kitchen which is fitted with a range of modern units and incorporates both integrated and free-standing appliances.

The carpeted staircase ascends to the first floor landing, giving way to the remaining accommodation. There are two generously proportioned double bedrooms, each of which offers ample space for a range of free-standing furniture, with the larger of the two also benefiting from wall-to-wall fitted storage. The third bedroom is a generous single to the rear which boasts a built in double wardrobe and a pleasant outlook across the garden.

The home is completed by the family bathroom which features a modern white suite comprising W.C. and wash hand basing fitted into vanity unit, bath and separate shower compartment complete with mains shower. The room is finished with full aqua-panelling and a chrome heated towel rail.

The property is set within a generous plot having a front garden which is mainly laid to lawn with a driveway to the side leading up to the detached single garage with electric up and over door. The well maintained rear garden offers area of lawn and patio with planted borders and a large greenhouse which is to be included in the sale.

ACCOMMODATION

Ground Floor

Lounge / Dining Room

24'8" x 10'5" (7.52m x 3.18m) approx.

Kitchen

10'8" x 8'8" (3.25m x 2.64m) approx.

First Floor

Bedroom

12'2" x 10'4" (3.71m x 3.15m) approx.

Bedroom

11'6" x 8'4" (3.51m x 2.54m) approx.

Bedroom

9'0" x 8'2" (2.74m x 2.49m) approx.

Bathroom

8'7" x 5'6" (2.62m x 1.68m) approx.

To be included in the sale price are all fitted floor coverings, curtains, blinds, light fittings and shades together with the white goods. Some items of furniture may also be available by separate negotiation.

Gas Central Heating

Double Glazing

EPC Band C



Hallway



Lounge / Dining Room



Lounge / Dining Room



Lounge / Dining Room



Kitchen



Kitchen



Bedroom



Bedroom



Bedroom



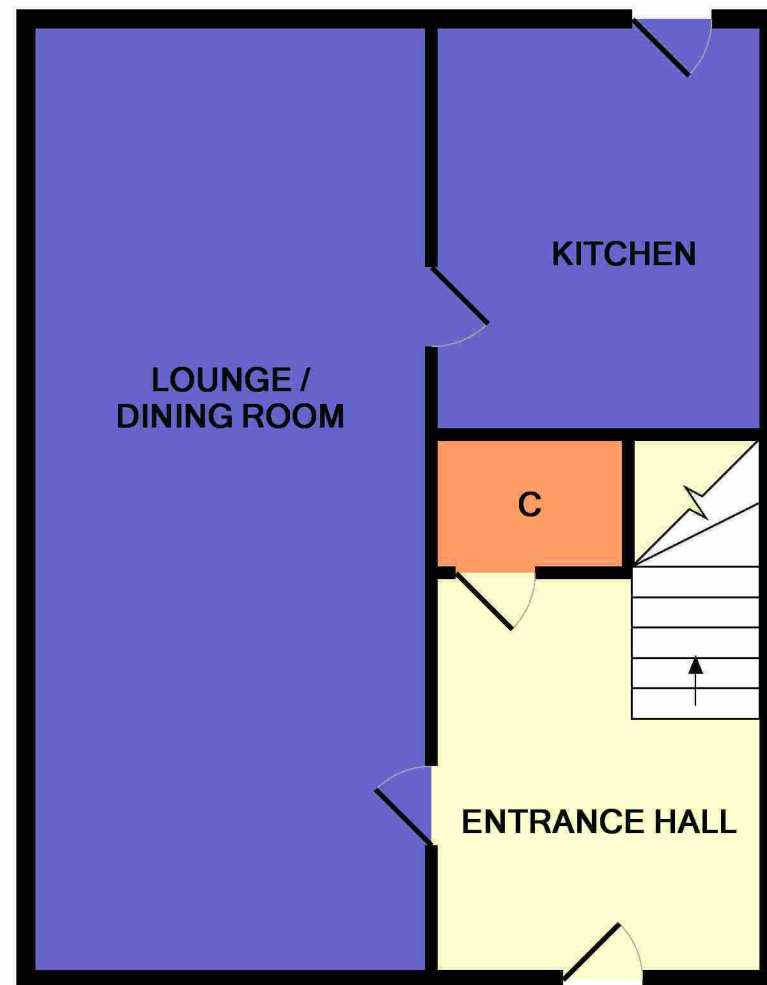
Bathroom



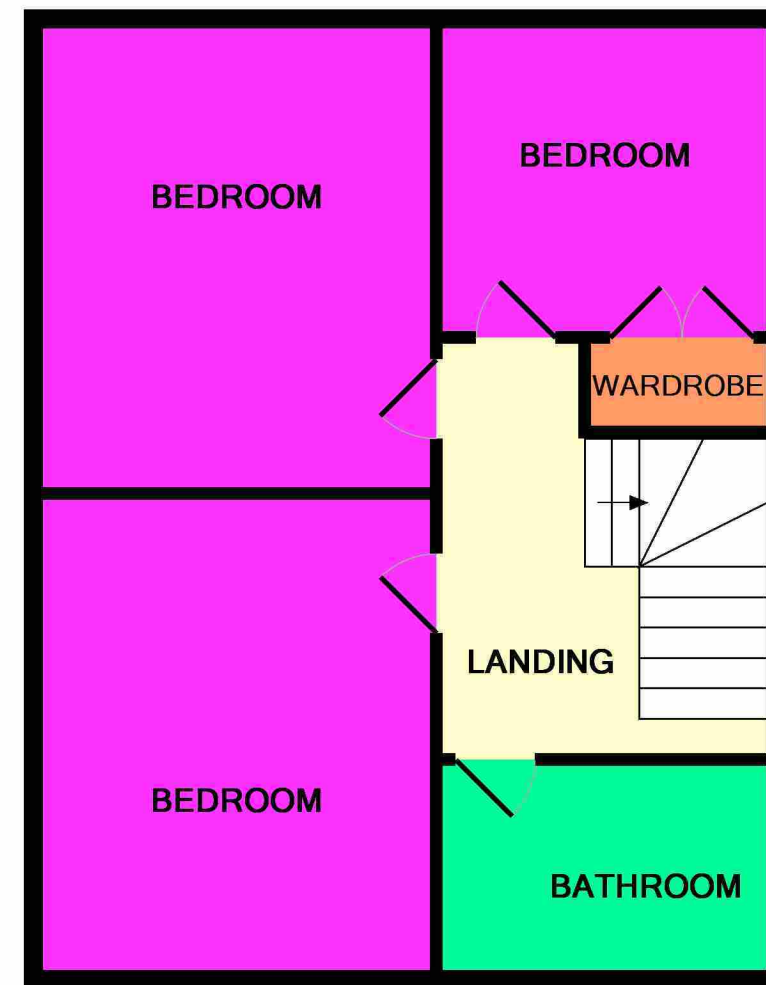
Garden



Garden



GROUND FLOOR

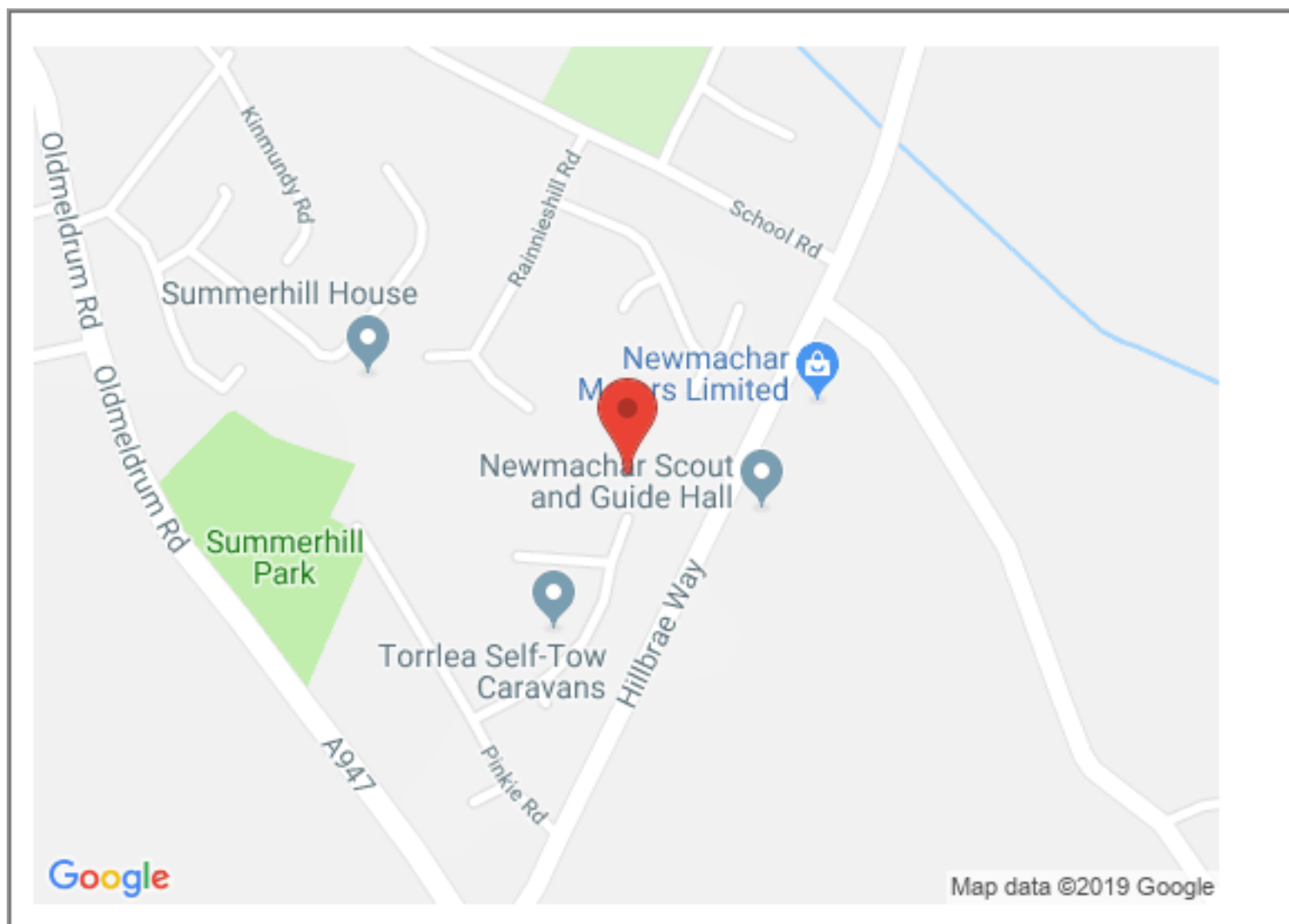


1ST FLOOR

Floorplan

Viewing By Appointment Telephone 07738 056897 or By Arrangement with Ledingham Chalmers on 01224 632500

Property location



Directions

From Aberdeen, take the A947 through Dyce and on entering Newmachar turn first right on to Hillbrae Way. Take the first left on to Pinkie Road then right on to Brownhill Road.

Location

Newmachar is an attractive village set in beautiful countryside to the north west of Aberdeen, within easy commuting distance of the city centre and the business sites and international airport at Dyce. There are a range of amenities in the area including a primary school, shops, a post office, a library and a community hall as well as two 18 hole golf courses. Dyce, some 4 miles away, offers additional facilities including an academy, and in Aberdeen there is a vast wealth of amenities including several private schools, cinemas and theatres, bus and rail links, several shopping malls and its famed parks and gardens.

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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 close 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.