



42 Mill Park View | Stoneywood | Aberdeen | AB21 9FG

Unique Four Bedroom Townhouse

Fixed Price £299,950

New and exclusive to The Meadows by Dandara, The Alder is a unique four bedroom home arranged over three storeys.

With part exchange available*, this could be the seamless and stress free move to your dream home.

The ground floor features a dual-aspect open-plan living, dining and kitchen area, separate utility room with back door leading to the garden,

WC and plenty of practical storage space. The kitchen itself is of contemporary design by top German manufacturers, featuring stone worktops and integrated appliances including double oven, gas hob, extractor hood, microwave, dishwasher and fridge freezer.

The first floor accommodation includes two spacious double bedrooms, one of which has fitted wardrobes, a single bedroom and the contemporary family bathroom, which is of Jack and Jill design giving access from bedroom 2 and the hallway. An airing cupboard completes the accommodation on this floor.

The luxurious master bedroom suite occupies the whole of the top floor, and features a walk in dressing area and stylish en-suite shower room as well as additional storage. Quality white porcelain suites are used in both the bathroom and en suite.

High quality oak veneered flush faced internal doors are used throughout the accommodation and are fitted with stylish chrome handles.

Outside, there is a fully enclosed garden situated to the rear ideal for entertaining, family play or pets. There are two private parking spaces to the front of the property, with additional visitor spaces within the development.

PART EXCHANGE AVAILABLE subject to Terms and Conditions*

Please note, the photographs displayed are for illustration purposes only

ACCOMMODATION

Lounge/Kitchen/Dining

12'7" x 29'7" (3.84m x 9.02m) approx.

Utility

5'7" x 6'0" (1.7m x 1.83m) approx.

Bedroom 2

8'6" x 14'4" (2.59m x 4.37m) approx.

Bathroom

8'8" x 6'2" (2.64m x 1.88m) approx.

Bedroom 3

16'4" x 8'4" (4.98m x 2.54m) approx.

Bedroom 4

7'1" x 11'2" (2.16m x 3.4m) approx.

Master Bedroom

16'2" x 22'1" (4.93m x 6.73m) approx.

En Suite

4'11" x 9'11" (1.5m x 3.02m) approx.

Gas Central Heating

Double Glazing

EPC Band B

10 Year NHBC Warranty



Lounge



Lounge



Kitchen



Master Bedroom



En Suite



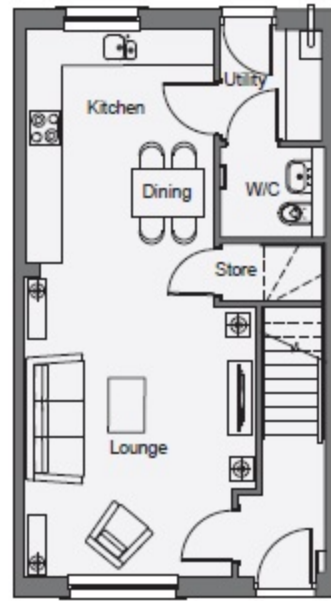
Bedroom 2



Bedroom 3



Bedroom 4

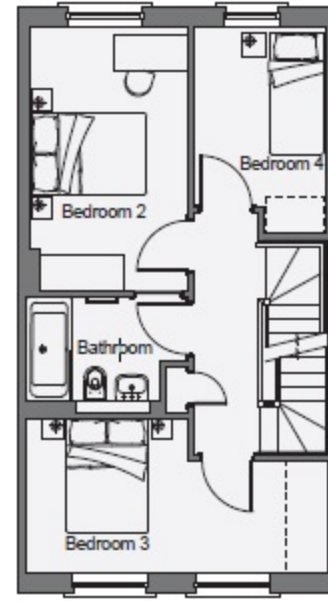


Ground Floor

Lounge/Kitchen/Dining
Utility

Meters
3.84m x 9.03m max
1.67m x 1.83m

Feet
12'7" x 29'7" max
5'7" x 6'0"

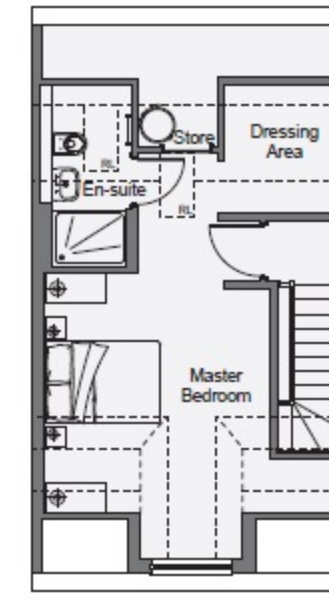


First Floor

Bedroom 2
Bathroom
Bedroom 3
Bedroom 4

Meters
2.60m x 4.37m max
2.66m x 1.89m max
4.98m x 2.56m max
2.16m x 3.42m max

Feet
8'6" x 14'4" max
8'8" x 6'2" max
16'4" x 8'4" max
7'1" x 11'2" max



Second Floor

Master Bedroom
En-Suite

Meters
4.92m x 6.73m max
1.50m x 3.03m max

Feet
16'2" x 22'1" max
4'11" x 9'11" max

1.5m headroom
Ceiling Line
Ceiling Line
2.1m headroom
1.5m headroom

* RL - Rooflight

Floorplan

Viewing By Appointment Telephone 01224 719900 or By Arrangement with Ledingham Chalmers on 01224 632500

Property location



Directions

From the Haudagain roundabout, travel north along Auchmill Road. At the roundabout, take the second exit onto the A947, then travel along the road before taking a right onto Stoneywood Brae.

Location

Surrounded by mature trees and occupying a prime central location within Stoneywood, The Meadows is ideally positioned close to all local amenities. With local schools, major centres of employment, bus, road and rail links to Aberdeen city centre all within easy reach, you're conveniently close to everything that matters - there's even a Co-operative Food store and Marks & Spencer Foodhall and café, just around the corner.

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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.