



**70 Mameulah Road,**  
Newmachar, Aberdeen, AB21 0WW

ledingham  
chalmers  
estate agency



Lounge



Kitchen



Sun room

## Two bedroom semi-detached dwellinghouse

- Private and enclosed Garden to the rear
- Driveway providing off street parking
- Double Bedroom with Dressing Area and En Suite
- Second Double Bedroom with quiet aspect to rear
- Well equipped Kitchen with space for dining
- Generously proportioned Lounge and Sun Room



**Two** beds.



**Two** bathrooms.



**Two** public rooms.

**Discover the perfect family home with this spacious two bedroom semi-detached dwelling, located in a highly sought-after residential area in Newmachar.**

This property boasts modern conveniences such as gas central heating, double glazing, beautifully maintained gardens to front and rear and a fantastic sun room at the rear.

Upon entering, you are welcomed through a part glazed door into the vestibule which provides access to a handy cloakroom toilet and a further part glazed door leads through to the lounge. The lounge is a lovely bright and spacious room with two large windows to the front of the property. The room is decorated in neutral tones with hard flooring and stairs ascend to the upper floor. The kitchen is fitted with a range of base, wall and drawer units with co-ordinating work surfaces incorporating a stainless steel sink and drainer with tiled splash back behind. The kitchen incorporates an electric oven, gas hob with extractor above and space is available to host further appliances. A fantastic addition to this family home is the sun room which on semi open plan with the kitchen and makes a great family space. Ample space is provided for both dining and living and the surrounding windows enjoy a pleasant outlook over the garden. A door leads out to the fantastic rear garden, ideal for entertaining in the summer months.



Bedroom



Ensuite



Bedroom



Bathroom

The carpeted stairs lead to the upper hallway which gives access to the remaining accommodation and a hatch provides access to the loft. The first bedroom is a lovely bright double room with windows overlooking the front of the property. The room is decorated in tasteful neutral decor with complementing carpet and an archway provides access to a walk-in dressing area equipped with wall to wall built in storage, providing excellent storage facilities. The room further benefits from an en suite shower room which is equipped with WC, wash hand basin set into vanity and shower cubicle. The second bedroom is another generous double bedroom with a quiet aspect to the rear and ample space available to host a range of bedroom furniture. The sleek tiled bathroom is fitted with a three piece suite comprising WC, wash hand basin set into vanity unit and bath.

Externally, the front garden is laid in lawn with a driveway to the side providing off street parking. A gate provides access to the rear garden which is extremely private, fully enclosed and mostly laid to lawn incorporating a decking area.

Early viewing is essential to appreciate the accommodation on offer.

## Accommodation

Lounge	14'2" x 17'4"	4.32m x 5.28m
Kitchen / Diner	14'1" x 8'8"	4.29m x 2.64m
Sun Room	14'5" x 12'0"	4.4m x 3.66m
WC	2'2" x 5'3"	.66m x 1.6m
Bedroom	14'0" x 13'0"	4.27m x 3.96m
En Suite	7'11" x 3'11"	2.41m x 1.19m
Bedroom	8'1" x 10'2"	2.46m x 3.1m
Bathroom	5'9" x 5'2"	1.75m x 1.58m



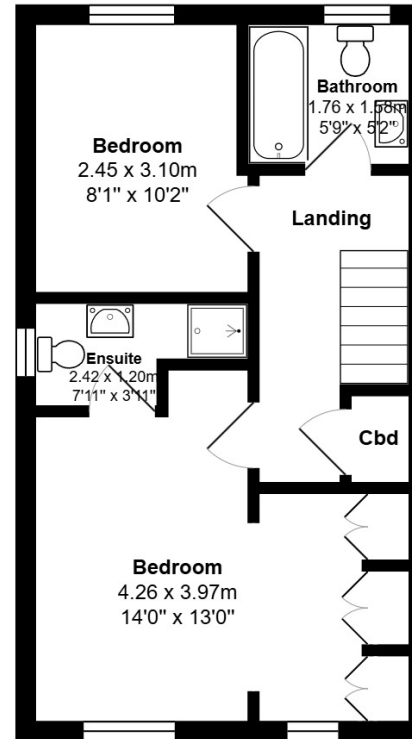
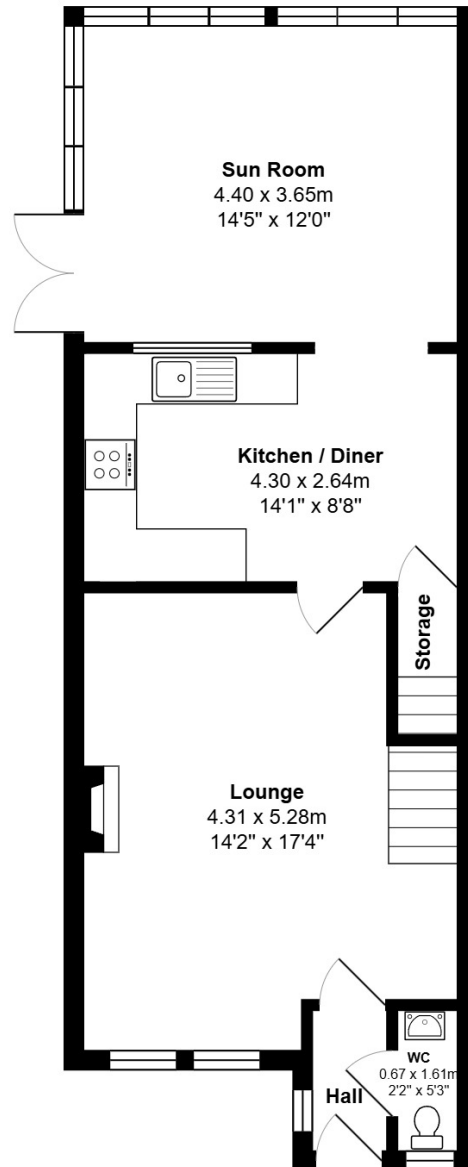
Rear Garden



Views

# Floorplan

70 Mameulah Road



## Directions

On entering Newmachar from the direction of Dyce, take the fourth road on the right into Station Road. Take the second road on the right into Mameulah Road.

## Location

Newmachar is a delightful village to the north west of Aberdeen and is within easy commuting distance of the industrial estates of both Dyce, Bridge of Don and the city itself. Locally there is a primary school, mother and toddler group, a variety of shops and a post office. Secondary education is catered for at Dyce Academy and regular public transport is readily available. Within the village there is a wide variety of recreational facilities, local woodland walks and an excellent golf complex including two 18 hole Championship Courses and Driving Range.

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.

## Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

## Contact us

Ledingham Chalmers  
Johnstone House,  
52-54 Rose Street, Aberdeen  
AB10 1HA

Tel: 01224 632500  
[property@ledinghamchalmers.com](mailto:property@ledinghamchalmers.com)

[lcea.com](http://lcea.com)