



Raemar, Albert Road,
Oldmeldrum, Aberdeenshire, AB51 0DB

**ledingham
chalmers**
estate agency



Lounge



Kitchen Diner

Charming detached two bedroom bungalow

- Bright and airy property all on one level
- Beautifully maintained Gardens to front and rear
- Two well proportioned Bedrooms
- Spacious Kitchen / Diner with access to rear garden
- Shower Room with walk-in shower cubicle
- Extensive Driveway to front



Bedroom



Two beds.



One bathroom.



One public room.

Situated on Albert Road within the sought after town of Oldmeldrum, we are delighted to offer for sale Raemar, an attractive detached bungalow occupying a desirable position within a well established residential area.

The property provides an excellent opportunity for a purchaser to create a comfortable and well-appointed home within one of Aberdeenshire's most popular small towns. Set amongst a mix of established residential properties, Albert Road provides a pleasant setting while remaining within easy reach of the town centre and its range of amenities.

The welcoming entrance hall gives access to all accommodation including the well proportioned lounge which benefits from a beautiful open fireplace, giving the room a cosy feeling. The dual aspect allows plenty of natural light to flood the room.

The dining kitchen utilises the space well, having been fitted with a range of base and wall units and further space available to host a variety of kitchen appliances. The room is generous in size offering ample space for a large dining table and chairs, the perfect space for entertaining.



Bedroom



Shower room



Rear Garden



Rear Garden

There are two bedrooms, both well proportioned and flooded with natural light by the large picture windows. The generous proportions offer space for a variety of bedroom furniture as desired.

The shower room completes the internal accommodation and is fitted with a walk-in shower cubicle, WC and wash hand basin.

Externally, there is an extensive driveway to the front of the property offering space for parking several vehicles and leads to the front door. The beautifully maintained gardens to front and rear are mainly laid to lawn while featuring a range of mature shrubs and colourful plants. The sheds and summerhouse are all to remain as part of the sale.

Early viewing is recommended to appreciate this truly unique opportunity on offer.

Accommodation

Lounge	14'7" x 11'11"	4.45m x 3.63m
Kitchen / Diner	15'0" x 12'10"	4.57m x 3.91m
Bedroom	14'6" x 8'10"	4.42m x 2.69m
Bedroom	11'6" x 9'9"	3.51m x 2.97m
Shower Room	8'3" x 6'1"	2.52m x 1.85m
Hallway	4'3" x 15'9"	1.3m x 4.8m



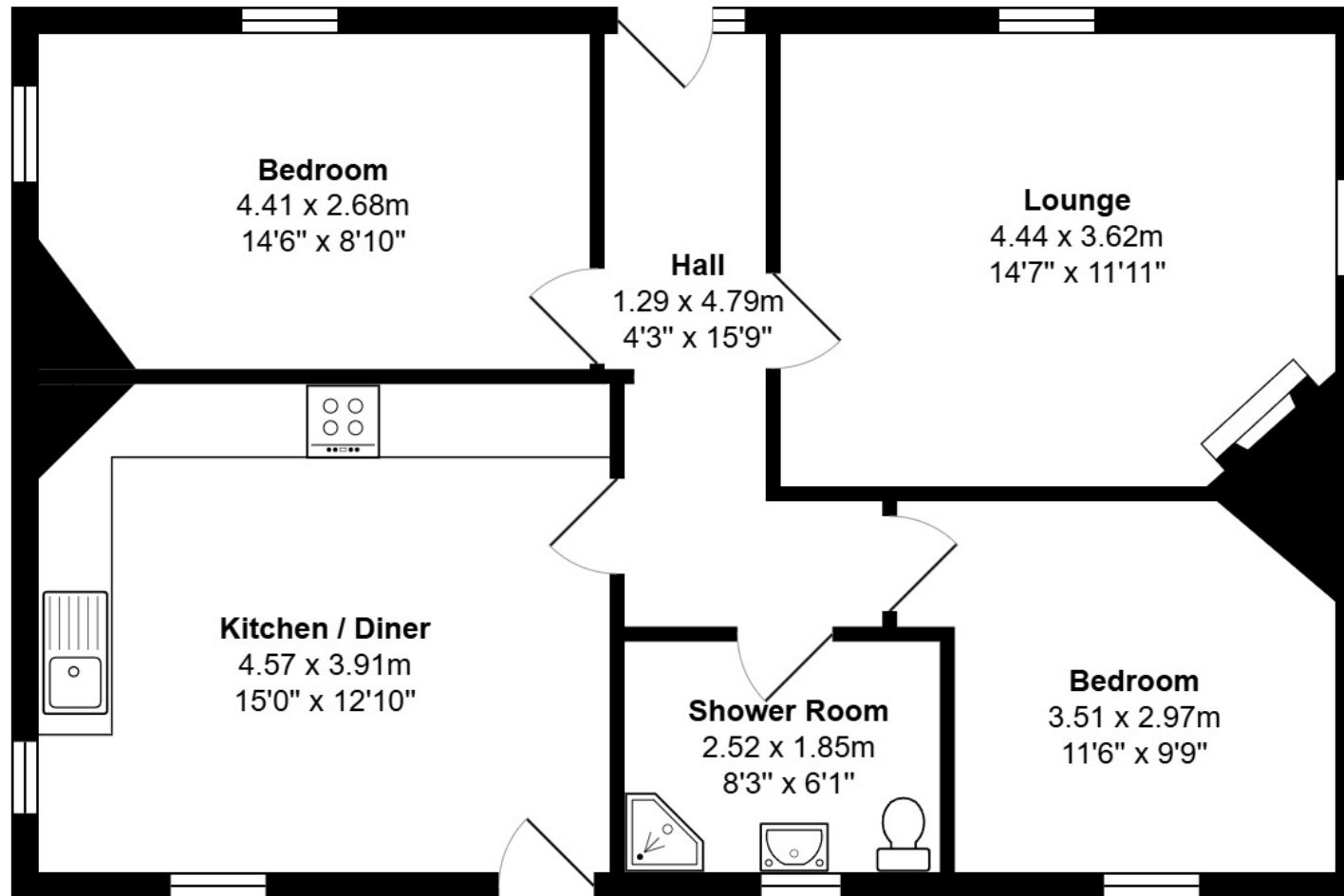
Exterior



Exterior

Floorplan

Raemar Albert Road



Directions

Travel to Oldmeldrum via Dyce and Newmachar, continuing into Oldmeldrum along Albert Road.

Location

Oldmeldrum boasts a variety of local shops and amenities, including a private nursery, primary school and secondary education is provided at Meldrum Academy. There is a local church and active community. In addition to this, Oldmeldrum is only a short drive away from Inverurie, Dyce, Bridge of Don and Aberdeen, making it an ideal location for commuting, with public transport also available from the Village. There are also two golf courses and driving range facilities, bowling club, pleasure park and a plentiful range of activities for children of all ages.

Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

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.