



19 Nia Roo Retirement Park
Newmachar Aberdeen AB21 0UG

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Lounge



Kitchen Diner



Kitchen Diner

Immaculate two bedroom detached bungalow, located within a popular retirement park

- Gated development for residents aged 50+
- Bright lounge with dual aspect views and kitchen access
- Modern kitchen with separate utility room
- Principal bedroom boasts an ensuite shower room
- Generous second bedroom with built-in wardrobe
- Off street parking available



Two beds.



Two bathrooms.



One public room.

Enjoying an enviable position within the desirable Nia Roo Retirement Park, we are delighted to offer for sale this spacious and immaculately presented two bedroom retirement bungalow.

Set within an exclusive, purpose built gated development for residents aged 50 and over, Number 19 enjoys an enviable position within the development, offering a more secluded outlook over the beautifully maintained green spaces. This desirable location ensures both a sense of privacy and a pleasant, green aspect from every room.

Entry to the property is located by the lock block driveway. The hallway is a warm and inviting space which provides access to most of the property's spacious accommodation along with a two built-in cupboards.

The generously proportioned lounge is located to the front of the property. The room boasts dual aspect views, creating a bright and airy space for entertaining or relaxing.

The modern kitchen is located off the lounge and is fitted with a range of wall, base and tall unit with marble effect work surfaces. There is a host of appliances including hob, chimney extractor hood, dishwasher, fridge/freezer, double oven and microwave. There is enough space for an area of dining by the window.

A separate utility room is located off the kitchen and is fitted with the same wall and base units as those found in the kitchen, creating a lovely sense of unity between the two spaces. The utility room houses the washing machine and tumble dryer, while a built-in cupboard offers great additional storage. There is also an exterior door providing direct outdoor access.



Bedroom



Ensuite



Bedroom

Returning to the hallway, the principal bedroom enjoys a tranquil rear aspect, with large windows filling the room with an abundance of natural light. A dressing room can be found in the far corner. The room further benefits from an ensuite shower room.

Bedroom two enjoys the same peaceful aspect as the principal bedroom and is fitted with triple door built-in wardrobe.

A contemporary shower room completes the accommodation, comprising a wide shower enclosure, WC, and wash hand basin set within a grey vanity unit with mirror above, aqua panelling to wet wall areas along with a frosted side facing window.

Externally, the property enjoys use of private off street parking and is set within immaculately maintained, factored communal grounds. The grounds surrounding the property is laid mainly with stone chippings, creating for a low maintenance space to enjoy. Mature hedging creates a pop of colour to the space, while further enhancing the feeling of privacy. There is also a rotary dryer by the fence along with a shed which is fitted with light, sockets and metal cube shelving.

The development is gated, with residents having fobs to allow easy access. There is a park fee payable on a monthly basis to cover the ground rent and communal grounds maintenance.



Shower room

Accommodation

Lounge	16'7" x 10'4"	5.06m x 3.15m
Kitchen Diner	16'7" x 8'6"	5.06m x 2.59m
Bedroom	10'9" x 9'4"	3.28m x 2.85m
Ensuite	5'4" x 4'11"	1.63m x 1.5m
Dressing room	5'7" x 4'4"	1.7m x 1.32m
Bedroom	10'8" x 9'7"	3.25m x 2.92m
Shower room	5'5" x 5'10"	1.65m x 1.78m
Utility room	5'8" x 7'6"	1.73m x 2.29m



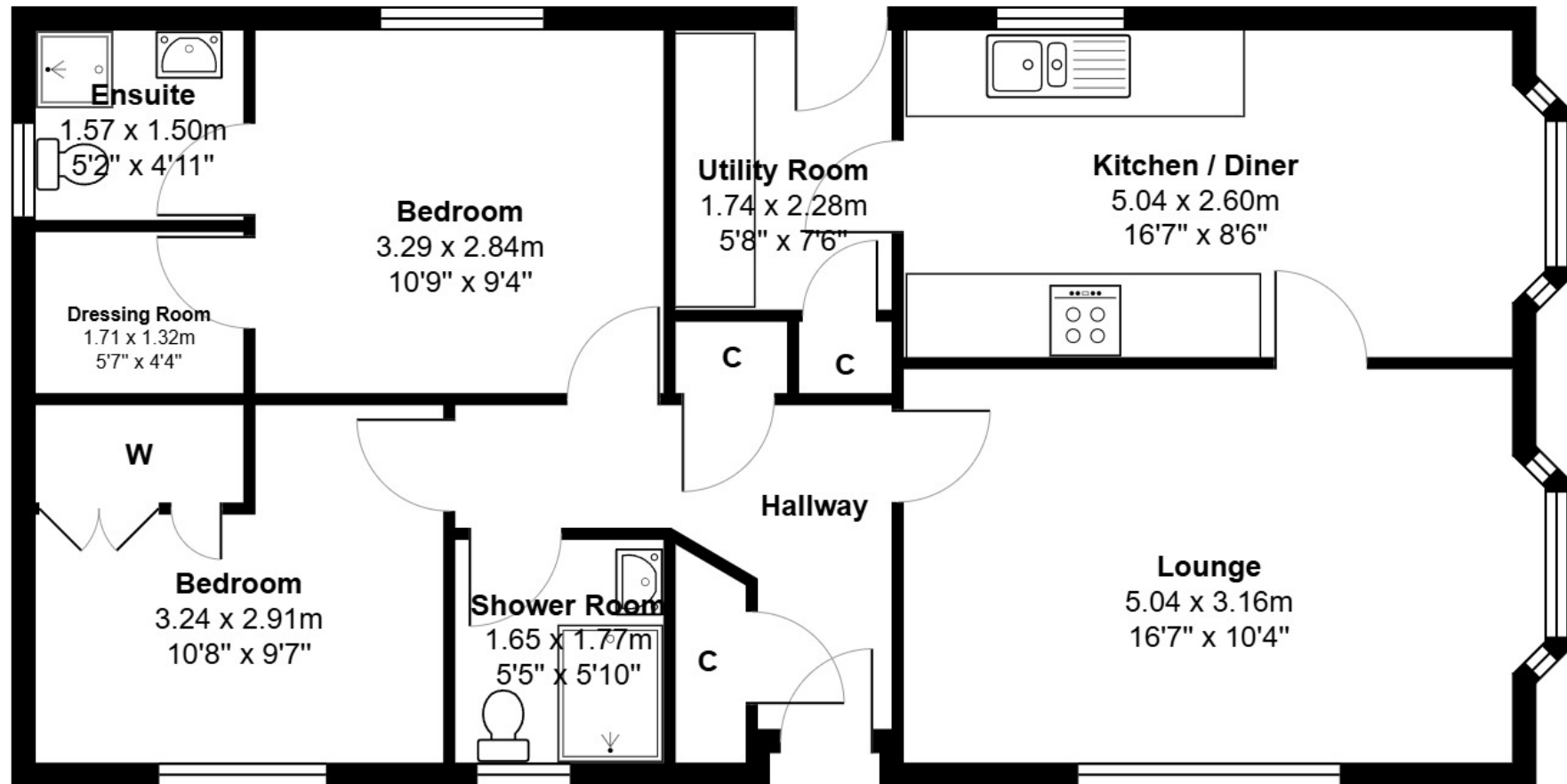
Garden grounds



Garden grounds

Floorplan

19 Nia Roo Park



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.

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 town 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

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