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15 STEWART GROVE, KINGSEAT, NEWMACHAR, AB21 0AP



**Executive Three Bedroomed Detached
Dwellinghouse and Single Garage**

OFFERS OVER
£245,000

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Accommodation Overview

Entrance Hall, Lounge/Dining Room, Kitchen/Diner, Utility Room, Cloakroom/W.C. Upper Hall: Master Bedroom with En Suite Shower Room, Two Further Double Bedrooms and Family Bathroom.

This immaculate three bedroomed executive detached dwellinghouse and single garage is situated within a prestigious development of high spec family homes in Kingseat, only minutes drive from Newmachar and the AWPR with its excellent road links north and south. This beautifully maintained property offers an excellent opportunity for a family looking to acquire a modern, ready to move into home with the minimum of inconvenience, and is attractively set at the end of a quiet cul-de-sac with no through traffic. The property benefits from full double glazing and gas radiator central heating and is finished with white wood grain effect panelled inner doors, complimented with tasteful, modern décor and quality floor coverings. A double width loc-bloc driveway leads to the single garage. The well maintained gardens to the sides and rear, being fully enclosed by timber fencing are ideal for young children and pets. Boasting a quality upgraded kitchen with open plan dining area and French doors opening out to the rear garden, this particular property is sure to appeal, and early viewing is essential to fully appreciate the level of accommodation on offer.



Entrance Hall

A bright, welcoming hall, accessed through a part glazed hardwood storm door with coordinating inset to side. Hardwood flooring. Carpeted staircase to upper floor.

Lounge

6.58m x 3.31m (21'6" x 10'9") approx.

An elegant, formal room of generous proportions, bright and airy with picture windows to front and rear. Presented in emulsion décor and incorporating a feature paper wall, it provides ample space for furniture. Hardwood flooring.

Kitchen/Diner

4.44m x 3.03m (14'6" x 9'9") approx. at widest

This well appointed room looks out across the rear of the property and glass French doors open out to the garden. It is fitted with a comprehensive range of quality oak effect and coordinating white gloss cabinets at wall and base level and incorporates runs of contrasting worktops, stylish tiled surrounds and an inset white ceramic sink with chrome mixer tap. Vinyl click flooring. The built-in gas hob, electric fan oven and stainless steel cooker hood will remain, together with the integrated dishwasher. Built-in under stair cupboard.



Utility Room

1.83m x 1.66m (6'0" x 5'4") approx.

A handy room, fitted with matching gloss cabinets as the kitchen, incorporating a stainless steel sink/drainage and mixer tap and tiled surrounds. Plumbed for automatic washing machine and space for fridge/freezer. Window to side and part glazed door to garden. Tiled floor. Extractor. Wall mounted central heating boiler.

Cloakroom/W.C

1.45m x 1.05m (4'8" x 3'4") approx.

Fitted with a white two piece suite with attractive tiled splashbacks to the sink. Tiled flooring. Extractor.

Upper Hall

A carpeted hall, fitted with white wood grain effect panelled inner doors. Shelved storage cupboard housing the hot water cylinder. Access hatch to loft.

Master Bedroom

6.81m x 2.59m (22'3" x 8'5") approx.

This most attractive and generously proportioned double bedroom is located to the front and provides ample space for freestanding furniture. Presented in emulsion décor and incorporating an elegant feature paper wall, it incorporates a double wardrobe and two further built-in double wardrobes within the open plan dressing area.



En Suite Shower Room

2.11m x 1.48m (6'9" x 4'9") approx. into window

Fitted with a self contained double sized shower enclosure with fully tiled wet walls and glazed shower door, and incorporating a two piece suite set into white woodgrain effect vanity cabinets and coordinating worktops with neutral tiled surrounds. Ceramic tiled floor. Opaque glazed window to rear. Electric shaver socket.

Double Bedroom 2

3.16m x 2.58m (10'4" x 8'5") approx.

A bright and sunny room enjoying a pleasant outlook across the front. Carpeted and finished in neutral décor, it provides space for freestanding furniture and is fitted with a built-in double wardrobe.

Double Bedroom 3

2.72m x 2.67m (8'9" x 8'8") approx.

Double bedroom 3 is located to the rear, carpeted and fitted with a built-in double wardrobe.



Bathroom

2.15m x 2.00m (7'1" x 6'6") approx. into window

A modern bathroom, extensively tiled along the wet walls and incorporating a self contained shower enclosure with glazed shower door, bath and two piece suite set into matte white vanity cabinets, coordinating gloss tops and tiled splashbacks. Ceramic tiled floor. Opaque glazed window to rear. Electric shaver socket.

Garage

5.00m x 2.58m (16'4" x 8'5") approx.

Fitted with an up and over door, power and light.

Gardens

The garden to the front is laid to lawn with attractive planted shrubs. A loc-bloc driveway with parking for two cars gives access to the garage. Paved pathway to side and gated access to rear garden. The garden to the rear is well appointed, backing onto woodland trees. It incorporates an established lawn with well planted shrub borders and paved pathways. Enclosed by timber fencing, it also includes a lovely decked terrace for sitting out on a warm summers day. Water tap. External power point. Garden shed to remain.

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.

Directions

From Dyce, proceed along the A947 towards Newmachar. On entering the village turn right onto Hillbrae Way and follow the road round turning right at the bridge, following the signs for Kingseat (B979). On reaching Kingseat take the second road on the right onto Kingseat Avenue. Stewart Grove is the last turning on the right hand side, and the property is located close to the end of the cul-de-sac, as indicated by our For Sale board.

Notes

Gas central heating. Full double glazing. EPC=C. All fitted floor coverings, blinds and light fittings are to remain.

Viewing

Please telephone the Selling Agent's Aberdeen Office.

Office Reference: WDB/JC/Aberdeen

WHILST THESE PARTICULARS ARE BELIEVED TO BE CORRECT, THEY ARE NOT GUARANTEED AND ARE NOT TO FORM PART OF ANY CONTRACT OF SALE.



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