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for life & business

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7 BURNWOOD AVENUE, NEWMACHAR, AB21 0NY



**Detached Four Bedroom Bungalow with
Off Street Parking**

OFFERS OVER
£280,000

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Accommodation Overview

Entrance Hall, Lounge, Dining Kitchen with Family Area, Utility Room, Shower Room, Four Bedrooms, Bathroom.

We are delighted to offer for sale this immaculately presented detached four bedroomed bungalow with off street parking. Ideally situated in a popular and peaceful street in the village of Newmachar, this property also benefits from uPVC double glazing and gas central heating. Thoughtfully extended by the current owners and upgraded to an extremely high standard, the internal accommodation comprises of a bright and welcoming hall which leads to a spacious lounge with French doors opening into the striking dining kitchen and family area. Off the kitchen is a handy utility room with access to a contemporary shower room. There are four good sized double bedrooms and a modern family bathroom which completes the accommodation. Off street parking is available at the front of the house. The generous garden ground at the side of the house has an extensive decked patio which enjoys the afternoon sun and provides a perfect spot for alfresco dining or entertaining family and friends. This is an ideal opportunity to purchase a property in move in condition making early viewing advisable to avoid disappointment.



Entrance Hall

A part glazed door with side window gives access to the wide and welcoming hall. Presented in clean bright décor and with hardwood flooring. Built-in cupboard with shelf and hanging facilities.

Lounge

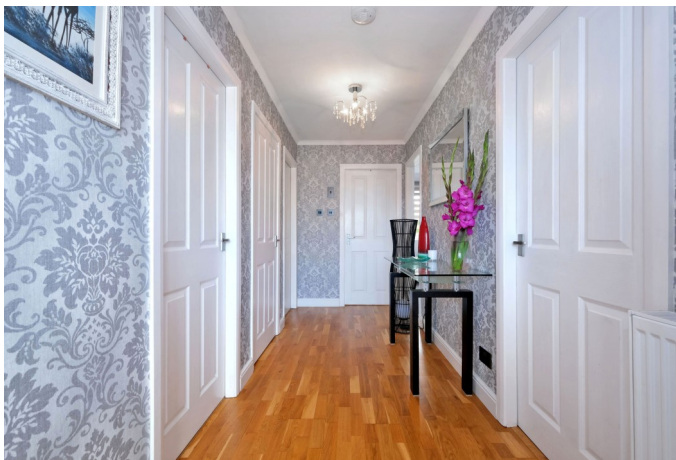
5.15m x 4.20m (16'9" x 13'8") approx.

Elegant room with picture window overlooking the front of the property presented in neutral décor and complemented with hardwood flooring. Wall mounted LED remote control electric fire with colour change flame display. Smoke alarm. French doors to:

Dining Kitchen and Family Area

5.55m x 5.00m (18'2" x 16'4") approx.

Fitted with a range of white gloss base and wall units with plinth and under cabinet lighting. Worktop incorporating a composite drainer sink with pull out tap. A centre island is finished with a striking black granite work surface with five ring gas hob and incorporates an informal seated breakfast bar. Integrated appliances include dishwasher, fridge/freezer, microwave, double ovens and warming drawer. Space for family dining table and chairs and additional soft furnishings. Tall window to front and French doors leading out to a decked sitting area allow ample natural light. Wired ceiling speakers. Heat and carbon monoxide detector. Polished laminate flooring.



Utility Room

2.00m x 1.95m (6'6" x 6'4") approx.

Plumbed for washing machine and vented for tumbler drier. Wall mounted display unit. Full length glass door to rear. Vinyl flooring. Access to:

Shower Room

2.75m x 1.95m (9'0" x 6'4") approx.

Fitted with a contemporary three piece suite comprising w.c., shower enclosure with sliding screen door and aqua panel to walls and a wall mounted vanity unit with his and her basins both with waterfall taps and attractive tiled splashback with mirrored unit above. Further wall hung tall unit. Heated towel rail. Opaque window to rear.

Bedroom 1

3.40m x 3.20m (11'1" x 10'5") approx.

Good sized double room with window to rear. Built-in double wardrobes with sliding screen doors provide shelf and hanging space. Ample space for additional bedroom furniture. Laminate flooring.

Bedroom 2

3.20m x 2.90m (10'5" x 9'5") approx.

Lovely bright room with front facing aspect. Built-in double wardrobes with shelf and hanging space. Laminate flooring.



Bedroom 3

3.45m x 2.35m (11'3" x 7'7") approx.

Again with rear facing aspect, this double room offers space for freestanding furniture and has fitted carpet tiles.

Bedroom 4

3.45m x 2.65m (11'3" x 8'7") approx.

Accessed off the lounge this well proportioned room offers ample space for a double bed and additional furniture. Window to rear. Polished laminate flooring.

Bathroom

2.40m x 1.55m (7'9" x 5'1") approx.

Fitted with a w.c., wash hand basin set within a wall mounted vanity unit and a tiled bath area with overhead shower and side screen. Wall mounted cabinets. Opaque window to rear. Vinyl flooring. Heated towel rail.



Outside

Off street parking for three vehicles is available at the front of the house with a low maintenance garden adjacent laid in gravel and interspersed with mature shrubs and flowers. The fully enclosed gardens at the side and rear are laid to lawn and are sheltered by a variety of high level hedging. An extensive decked patio fitted with lighting and three double power sockets provides an ideal entertaining spot and enjoys the afternoon sun. A further small lawn is at the other side of the house with a gazebo equipped with lighting. Shed and external water tap.

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

Leave Aberdeen heading in a northerly direction via the A947 towards Newmachar. On entering the village of Newmachar take the first left onto Corseduck Road. Take the first right into Burnwood Avenue and the property is located on the left hand side as indicated by our for sale sign.

Notes

Gas central heating. Double glazing. EPC=C. Certain blinds and light fittings are included excluding the hallway lights.

Viewing

Please telephone our Selling Agent's Inverurie office.

Office Reference: KJS/NT/Inverurie

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



For FREE independent mortgage advice, contact our Financial Services Department on 01224 332400

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