



3 SUMMER BRAE, NEWMACHAR, ABERDEENSHIRE
AB21 0PQ
£135,000 offers over

Property summary

We are delighted to offer for sale this deceptively spacious **three bedroom semi-detached dwellinghouse** tucked away in a quiet residential part of the popular village of Newmachar. Whilst in need of modernisation, the property offers versatile living and bedroom accommodation. The property is double glazed with electric heating. The accommodation, over 2 floors, comprises Entrance Vestibule, Hallway, well proportioned Lounge with front and rear facing windows, generous Dining Kitchen fitted with a range of units and appliances with ample space for a dining table and chairs and Cloakroom on the Ground Floor.

A carpeted staircase leads to the Upper Floor landing which gives access to 2 good sized Double Bedrooms, a Single Bedroom and the Family Bathroom. All room sizes are generous. The property boasts excellent storage accommodation with several built-in cupboards and a loft. There are attractive gardens to the front and rear. A tarred run-in at the front provides off-street parking.

Location Newmachar is a peaceful village to the north-west of Aberdeen and is within easy commuting distance of the Industrial Estates at Dyce and Bridge of Don and the City itself. Locally there is a primary school, mother & toddler group, variety of shops, the famous "Beekies Neuk" public house/restaurant, Chemist and Post Office. Secondary education is catered for at Dyce Academy and public transport is readily available.

Full details

(Ground Floor)

Entrance Vestibule: UPVC glazed front door and side screen. Fitted carpet. Stairs to Upper Floor. Dimplex heater. Power point. Multi-pane glazed door to Hallway.

Hallway: Good sized Reception Hallway leading to the Lounge. Large understairs storage recess with window. Ceiling cornice. Ceiling light. Understairs storage cupboard. Multi-pane glazed door to Lounge.

Lounge: 5.13m x 3.35m (16'10" x 11'0") approx. A well proportioned public room with windows overlooking the front and rear gardens both with wooden pelmets and curtains. Fitted carpet. Twin alcoves. Ceiling cornice. Dimplex heater. Original tiled mantelpiece and hearth. Ample power points. Twin ceiling lights. Multi-pane glazed door to Dining Kitchen.

Dining Kitchen: 3.47m x 3.17m (11'5" x 10'5") approx. A bright and spacious Dining Kitchen with large window overlooking the Rear Garden. Curtains. Wooden floor. Ceiling cornice. Fitted with a range of base and wall mounted storage units. Stainless steel sink and drainer. Flavel electric cooker. Hotpoint washing machine. Large shelved storage cupboard (with window). Further shelved pantry cupboard. Ample space for dining table and chairs. Clothes drying pulley.

Type: Semi-Detached House

Availability: For Sale

Bedrooms: 3

Bathrooms: 1

Reception Rooms: 1

Parking: Driveway

Outside Space: Front Garden, Rear Garden

Council Tax Band: C

Multi-pane glazed doors to Lounge and Rear Vestibule.

Rear Vestibule: UPVC glazed back door. Wooden floor. Ceiling light. Meter cupboard.

Cloakroom: Fitted with a white WC and wash-hand basin. Ceiling light. Display shelf. Vinyl flooring.

(Upper Floor)

A turned carpeted staircase with handrail leads to the Upper Floor landing. Window providing natural light to stairwell. Ceiling cornice. Power point. Ceiling light. Access hatch to loftspace.

Bedroom 1: 4.41m x 3.17m (14'6" x 10'5") approx. The main Bedroom with window overlooking the rear garden. Curtains. Fitted carpet. Ceiling cornice. Ceiling light. Ample power points. Shelved linen cupboard housing the hot water tank.

Bedroom 2: 3.47m x 3.17m (11'5" x 10'5") approx. Windows to side and rear, both with curtains. Ceiling cornice. Ample power points. Ceiling light.

Bedroom 3: 2.81m x 2.56m (9'3" x 8'5") approx. A good sized single Bedroom with front facing window. Ceiling cornice. Fitted carpet. Ceiling light. Ample power points. Built-in wardrobe with hanging rail and shelf.

Bathroom: 1.90m x 1.52m (6'3" x 5'0") approx. The Family Bathroom with opaque glass side facing window. Fully tiled shower enclosure with mains shower. White WC and wash-hand basin. Vinyl flooring. Downflow heater. Ceiling light. Medicine cabinet.

(Outside)

The front garden is fully enclosed by low walls and features several borders laid with granite chippings for ease of maintenance and stocked with a variety of mature shrubs, plants and roses. Paved pathway to front door. Outside light. Side access path leading to rear garden. Tarred run-in providing off-street parking.

The rear garden is fully enclosed with timber fencing. Central lawn with inset border. Large vegetable plot. Paved patio area continuing as a path to side of house. Large garden shed.

(Other Information)

All fitted floor coverings and curtains and most kitchen appliances (where listed) are included in the sale.

Leave Aberdeen City Centre via North Anderson Drive taking a left turn at Haudagain roundabout along the A96. Continue through Bucksburn taking the right turn at the roundabout and continue ahead towards Dyce. Travel through Dyce towards Newmachar. Upon entering Newmachar take the second turning on the right into Summer Brae and the property is on the left

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