

**56 Mameulah Road,
Newmachar, Aberdeen, AB21 0WW**

**Fixed Price
£188,950**

ASPC ref : 327480

 3  1  2 78 m² EPC **C** Council Tax Band **D**



Arrange a viewing

 **01224-572777**
(James & George Collie)

James & George Collie

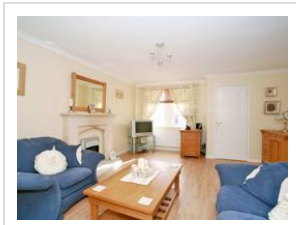
450 Union Street (Sales)
Aberdeen
AB10 1TR

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Property features:

 Central heating	 Garden	 Parking
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AN ATTRACTIVE THREE BEDROOM MID TERRACED DWELLINGHOUSE OFFERING SUPERB FAMILY ACCOMMODATION WITHIN THE POPULAR AREA OF NEWMACHAR.

THREE BEDROOMS (1 EN-SUITE) DOUBLE GLAZING LOUNGE ENCLOSED REAR GARDEN KITCHEN DINER ALLOCATED PARKING SPACE BATHROOM & CLOAKROOM EPC RATING - C GAS CENTRAL HEATING

Situated within the popular residential area of Newmachar we are delighted to present for sale this attractive **THREE BEDROOM MID TERRACED DWELLINGHOUSE** which offers superb family accommodation over two levels. The property enjoys the comforts and benefits of gas central heating and double glazing. The bright and airy accommodation comprises; an entrance hall with cloakroom off, a spacious lounge providing ample space for soft furnishings which also provides access to the stairs. From the lounge the kitchen diner features a good range of off-white wood effect wall and base units with co-ordinating worktops, an integrated hob and oven, space and plumbing for a washing machine. The fridge freezer, tumble dryer and dishwasher will be included in the sale. The dining area provides ample space

for table and chairs. Patio doors lead out to the rear garden and an ample storage cupboard is located under the stairs. The upper floor has a family bathroom fitted with a three piece suite comprising a bath, a WC and the wash / hand basin within a vanity unit. The generous size master bedroom is situated to the front of the property and has the benefits of an en-suite comprising a large shower cubicle, WC and hand basin. The free standing mirrored front wardrobe unit in the master bedroom will remain. The second double bedroom has built in wardrobes with mirror sliding doors and the third bedroom is currently decorated in a nursery theme. Outside; the front garden is low maintenance laid with decorative stone chips, and a designated parking space is available directly in front of the property. The car parking area also has visitor spaces. The rear garden is enclosed and is also easily maintained with decking, a lawn, a chipped stone and patio area. The wooden garden shed will remain.

Newmachar is located to the north west of the city and offers a variety of shops for everyday requirements as well as easy access to the Superstores at Bridge of Don and the city centre itself. Primary education is available within Newmachar and Secondary education is catered for at Dyce Academy. An excellent public transport service runs to and from the city centre and easy access can be gained to the Industrial Units at Dyce, Bridge of Don and Westhill.

DIRECTIONS On entering Newmachar from the direction of Dyce continue ahead and take the 4th right turn at the 'Beekies Neuk' Lounge onto Station Road. Continue ahead taking the second right into Mameulah Road.

View this property on aspc.co.uk:

<https://www.aspc.co.uk/search/property/327480/56-Mameulah-Road/Aberdeen/>

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