

# 5 Bunting Place, Chapelton, Aberdeen, AB39 8AN

Price  
**£310,000**

**Under offer**

 **3**  **2**  **2**   **144 m<sup>2</sup>** Council Tax Band **TBC**



## Contact Seller

Site Office  
01569 730980

**Features**  Garage  Garden  New build

## Description

### 3 Bdrm Semi-detached house with garage & parking in mixed use new community

This 3 bedroom Lawson Style house of 144m<sup>2</sup> is built by ZeroC at Chapelton, the new town being created 10 minutes south of Aberdeen, next to Newtonhill. Now ready for entry.

The house style offers 3 bedrooms, the master benefits from an ensuite and dressing room, a family bathroom, cloakroom, a large dining kitchen, separate spacious lounge with wood burning stove are all accommodated within in a traditional architectural style. The construction is timber frame allowing for very high energy efficiency and benefits from a slate roof and sash & case timber double glazed windows

The property includes a comprehensive 10 year Premier Guarantee Warranty giving peace of mind from the moment of reservation

**Key standard specification features include:**

Modern, high quality Ashley Ann kitchen with integrated Bosch appliances including 5 burner gas hob, double tower oven, A+ energy rated fridge/freezer, A energy rated dishwasher.

Wood burning multifuel stove in the living room.

Turfed lawn to gardens

Bathroom & ensuite wall tiling by Porcelanosa

Kitchen, bathroom & ensuite floor tiling by Porcelanosa

2.6m ceilings with 175mm (7") skirtings

Ultra fast 300mb broadband connection (FTTH)

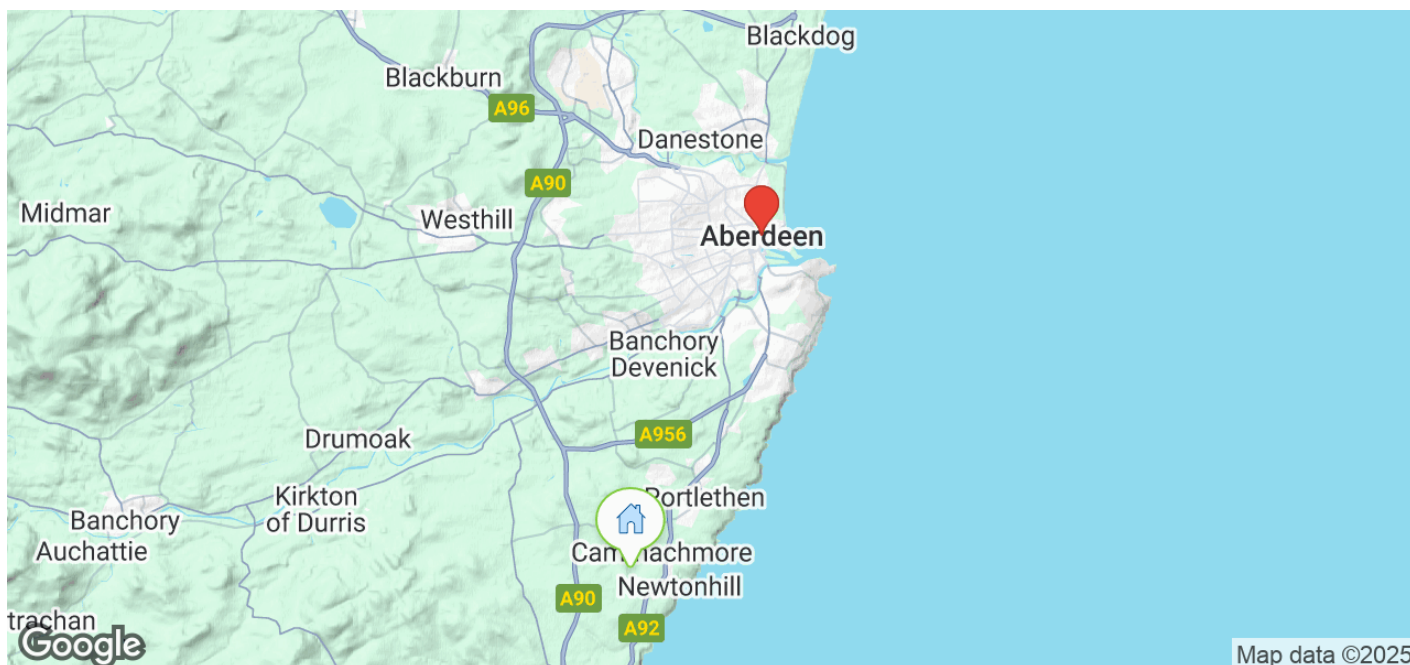
High efficiency Worcester Bosch gas boiler with floor zoning control

**Location** Located on Bunting Place, a pedestrian street off Hume Square it benefits from close proximity to Chapelton's coffee shop – Teacake, The Lounge hair, beauty and spa and The Croft Nursery. Parking is accessed via rear lane.

This home offers the best of contemporary living, with the latest fittings and finishes, to accommodate modern family life.

## Directions

Chapelton is very easy to find, simply take the Newtonhill turn off from the A90 (between Portlethen and Stonehaven). If approaching from the north turn right at the mini roundabout beside Tesco and cross the A90 flyover. The development is signposted at the roundabout, with the showhome located up the hill on the right as you approach



## Accommodation comprises

**Living:** 5.8m x 5.7m (19'0" x 18' 10") approx.

**Kitchen/Dining:** 4.3m x 3.5m (14'1" x 11' 7") approx.

**W.C./Utility:** 2.1m x 1.8m (6'8" x 5'9") approx.

**Bedroom 1:** 4.3m x 3.7m (14'1" x 12'1") approx.

**Dressing Room:** 2.0m x 1.3m (6'6" x 4'3") approx.

**En-suite:** 2.4m x 2.1m (7'10" x 6'8") approx.

**Bedroom 2:** 3.7m x 3.7m (11'11" x 11'11") approx.

**Bedroom 3:** 5.1m x 4.0m (16'8"x 13'1") approx.

**Bathroom:** 2.8m x 1.7m (9'2" x 5'7") approx.

**Store:** 4.2m 1.4m (13'9" x 4'7") approx.

### (Outside)

The property benefits from a detached garage and a private parking space both lying to the rear of south west facing turfed garden.

### View this property here

<https://www.aspc.co.uk/search/property/379861/5-Bunting-Place/Aberdeen/>

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