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Residential

Disblair Lodge,

Newmachar, Aberdeen, AB21 0RJ

Fixed Price

£189,995

Under offer

3 | 1 | 2 | 127 m² | EPC **E** | Council Tax Band **F**

Contact Solicitor

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Features Garden

Description

This very well appointed **three bedroomed detached bungalow** enjoys a most enviable setting, in prime equestrian countryside with pleasant views from all aspects. Situated minutes form the village of Newmachar, it offers a great opportunity to reside in an exclusive setting, yet is within easy commuting distance of the airport and the industrial estates of Dyce, Bridge of Don and Aberdeen, and major road links north and south. The original property dates back to the late 1700's, with various extensions added more recently, and has been upgraded throughout. A lengthy L-shaped hallway gives access to all the accommodation which comprises of an elegant lounge/dining area, a spacious dining kitchen, modern shower room and bathroom, and three double bedrooms. The property is fully double glazed and benefits from LPG central heating, and is presented in neutral emulsion décor, offering a blank canvas for the purchaser to create their own individual style. The extensive gardens of approx. 0.39 acre are partly laid to lawn with beautiful woodland gardens and offer pleasant views. This is indeed an excellent opportunity to escape the pressures of the city to a quiet lifestyle, yet minutes from amenities, and early viewing is highly recommended.

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.

Entrance Vestibule and Hallway A bright and spacious vestibule with reception hall on open plan, carpeted and fitted with traditional style white panelled inner doors. Two built-in cupboards offer excellent storage, one of which houses the central heating boiler.

Lounge/Dining Area 21'8" x 13'1" [6.64m x 3.98m] approx. A most attractive and generously proportioned room, exudes a wonderful bright ambience with windows to front and side offering splendid views across the countryside. Finished in co-ordinating emulsion décor and fitted with a beige carpet, it affords ample space for free standing furniture.

Dining Kitchen 13'1" x 12'3" [3.98m x 3.76m] approx. A most attractive room of generous proportions, well appointed to fully appreciate the splendid dual aspect views across the gardens and open fields. Offering ample space for a table and chairs, it is well fitted with a comprehensive range of beech wood effect wall and base storage cabinets and incorporates generous runs of co-ordinating black granite effect worktops and splashguards, and an inset single drainer polycarbonate sink with chrome mixer tap. Tiled effect vinyl flooring. Part glazed uPVC storm door to garden. The built-in electric ceramic hob, chrome/glass cooker hood, fan oven and combination oven will remain together with the integrated dishwasher.

Master Bedroom 16'3" x 13'3" [4.96m x 4.06m] approx. An exceptionally spacious room, bright and airy and offering dual aspect views across the front and the side. Finished in neutral emulsion décor and fitted with a beige carpet, it affords ample space for free standing furniture. Recessed shelved display.

Double Bedroom 2 12'0" x 10'10" [3.66m x 3.35m] approx. A further generously proportioned double bedroom, attractively finished throughout and located to the side.

Double Bedroom 3 13'5" x 8'9" [4.12m x 2.72m] approx. A bright room, located to the front and well presented throughout in neutral tones. Built-in double wardrobe.

Bathroom 9'3" x 8'8" [2.84m x 2.67m] approx. A most attractive, modern bathroom, fitted with a white bath with aqua panelled wet walls, and incorporating a two piece suite set into modern beech wood effect wall and base storage cabinets, co-ordinating tops and aqua panelled splashbacks. Opaque glazed window to rear. Tiled effect flooring. Chrome ladder radiator.

Shower Room 9'4" x 9'1" [2.88m x 2.78m] approx. A modern, upgraded room, finished along the wet walls with aqua panelling and fitted with a self contained corner shower cabinet and two piece suite set into white wood grain effect wall and base vanity cabinets, co-ordinating tops and recessed mirror. Tiled effect flooring. Opaque glazed window to rear. Chrome ladder radiator. Plumbed for automatic washing machine.

Gardens The property stands within extensive gardens of approx. 1/3 of an acre which are well established, incorporating beautiful woodland gardens with pleasant walkways and mature well kept lawns. The gardens are ideal for families with children and are planted with a wide variety of shrubs, trees and seasonal flowers, creating all year interest and colour. A tarred driveway at the front and the rear of the property allows for off-road parking. The garden shed will remain. The sit-on mower is available to purchase under separate negotiation.

Services Drainage to a septic tank. Mains water supply.

Directions From Dyce, travelling north along the A947 Oldmeldrum/Banff road, on reaching Newmachar, continue through the village and turn left at the sign for Disblair. Continue along this road until reaching the property, which is on the right hand side, as indicated by our For Sale board.

Notes LPG central heating. Full double glazing. EPC=E. All fitted floor coverings, curtains, blinds and light fittings to remain.

The date of entry is material and offers subject to survey, subject to finance or subject to the sale of the purchaser's own property will not be considered.

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