

**37 Alexander Avenue,**  
Kingseat, Newmachar, Aberdeen, AB21 0AS

Fixed Price  
**£225,000**

**Under offer**

 **3**  **2**  **3**   **133 m<sup>2</sup>** EPC **C** Council Tax Band **F**



**Contact Solicitor**

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**Features**

**Description**

Seldom does an opportunity arise to purchase this unique **THREE BEDROOM EXECUTIVE MID TERRACED MEWS** which enjoys a prime, secluded position set back from the road in the exclusive Kingseat Meadows which is a superior development of quality homes only a short distance from the village of Newmachar. This stunning property has been well maintained by the current owner providing ready to move in accommodation and further benefits from gas central heating, double glazing and excellent storage facilities.

The most welcoming entrance vestibule leads to the spacious hallway. The generously proportioned lounge is bright and airy. The stylish, modern dining kitchen benefits from integrated white goods and is fitted with a range of base and wall mounted units. The versatile family room provides additional living accommodation. Further enhancing the ground floor accommodation is a good sized bedroom and separate shower room. Upstairs, the master bedroom boast built in wardrobes and en suite

bathroom. There is a further excellent sized guest room, which also boasts a luxury en suite shower room and built in wardrobes.

Outside, the property is set within beautifully landscaped communal grounds which are well maintained and there are also ample residents' parking spaces. The property is to be sold inclusive of all carpets, floor coverings, blinds, light fittings and shades together with the kitchen white goods. Internal viewing is essential to fully appreciate the high standard of accommodation on offer.

### **Ground Floor**

Entrance Hall 2.13m x 1.8m

Hallway 7.09m x 2.3m

Lounge 4.24m x 4.2m

Family Room 4.24m x 3.7m

Kitchen 4.37m x 3.66m

Shower Room 2m x 1.65m

Bedroom Three 3.73m x 3.18m

### **Upper Floor**

Hallway 2.06m x 1.85m

Master Bedroom 3.5m x 2.8m

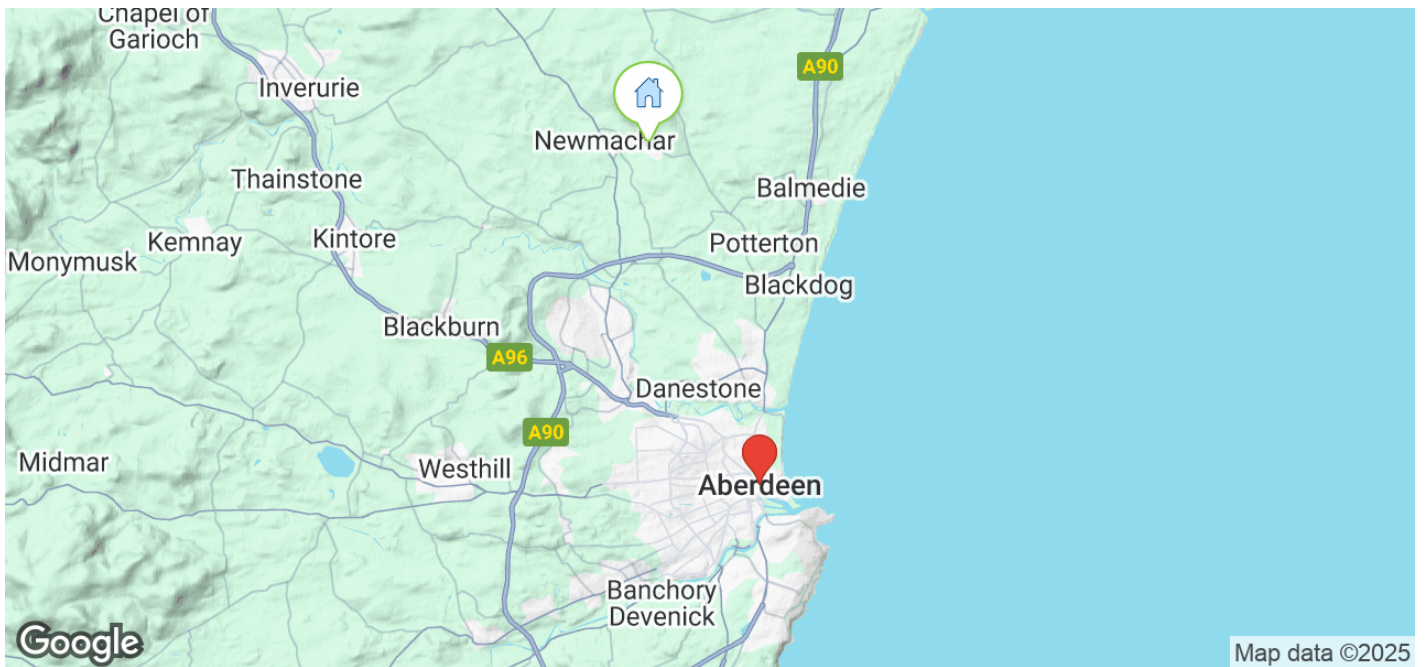
En Suite 2.54m x 2m

Bedroom Two 3.3m x 3.1m

En Suite 2.13m x 1.42m

Kingseat is a quality residential development of executive family homes with easy accessibility to all parts of Aberdeen. The immediate area is very peaceful with several interesting nature walks, suitable for dog owners. Locally, there is a nursery school, primary school, NHS dentist, community and sports centre, library, a variety of shops and a post office. The location is particularly convenient for the airport and oil related offices at Dyce, Bridge of Don and Westhill. A wide range of outdoor pursuits are available in the area including hill and forest walks, salmon and sea trout fishing and various golf courses including a Championship course.

From Aberdeen travel north through Dyce and towards Newmachar on the A947. On approach to Newmachar turn right into Hillbrae Way. Continue ahead and turn sharp right at the bridge towards Kingseat. Take the first turning on the right into King Malcolm Drive then turn second right into Betteral Road and travel to the end. Turn left onto Alexander Avenue, travelling along to the car park on the left, where the property is clearly identifiable by our for sale sign.



### View this property here

<https://www.aspc.co.uk/search/property/358163/37-Alexander-Avenue/Aberdeen/>

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