

New House, Changehill, Newmachar, Aberdeen, AB21 0RR

Price Over
£480,000

Under offer

 **5**  **2**  **4**   **232 m²** Council Tax Band **TBC**



Contact Solicitor

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Features  Garage  Garden  New build

Description

We are delighted to present for sale this immaculate **NEWLY BUILT FIVE BEDROOM DETACHED DWELLING HOUSE** with DOUBLE GARAGE located only a short distance from the village of Newmachar. Seldom does an opportunity arise to purchase a property in such idyllic surroundings which enjoys a tranquil setting with superb country views, yet still located within easy commuting distance of Aberdeen, Dyce and Bridge of Don.

The accommodation is set over two floors and enjoys the modern comforts of under floor heating on the ground floor, LPG heating on the upper floor, double glazing and excellent storage facilities providing ready to move in accommodation for the growing family. On entering the property, the vestibule is most welcoming and leads to the inner hallway which benefits from two large storage cupboards one of which is located under the stairs. The bright and airy lounge is generously proportioned and features stunning views of the countryside beyond, a log burning stove and sliding

patio doors which allow access to the garden. The modern dining kitchen is fitted with a range of base and wall mounted units, has ample space for a dining table a chairs and is set on open plan with the family room which boasts sliding patio doors to the front of the property. The utility room provides access to the integral double garage. The well proportioned guest bedroom boasts two built in wardrobes and a luxury en suite shower room. Further enhancing the ground floor accommodation is a further spacious bedroom which also benefits from two built in wardrobes. Completing the lower level accommodation is the versatile study/playroom and shower room which is fitted with a white two piece and separate shower enclosure. Upstairs, the master bedroom boasts two built in wardrobes and en suite shower room. There are a further two excellent sized double bedrooms, one of which boasts built in wardrobes. Completing the accommodation is the bathroom which is fitted with a white three piece suite.

Outside, the driveway provides ample space for off street parking and leads to the double garage which features an electric door and spacious fully floored loft. The fully enclosed extensive rear garden has been laid with seeds. The garden enjoys a high degree of privacy providing the ideal child friendly environment. Internal viewing is highly recommended to fully appreciate the high standard of accommodation on offer.

Ground Floor

Entrance Vestibule 2.2m x 2.1m

Hallway 3.9m x 3.33m

Lounge 5.28m x 4.24m

Kitchen 6.86m x 4.3m

Utility Room 3.86m x 2.36m

Study / Playroom 2.97m x 2.4m

Shower Room 2.26m x 2.06m

Guest Bedroom 4.27m x 3.96m

En Suite 2.57m x 2.3m

Bedroom Five 3.5m x 3.2m

First Floor

Hallway 5.3m x 2.4m

Master Bedroom 5.56m x 3.63m

En Suite 3.33m x 2.1m

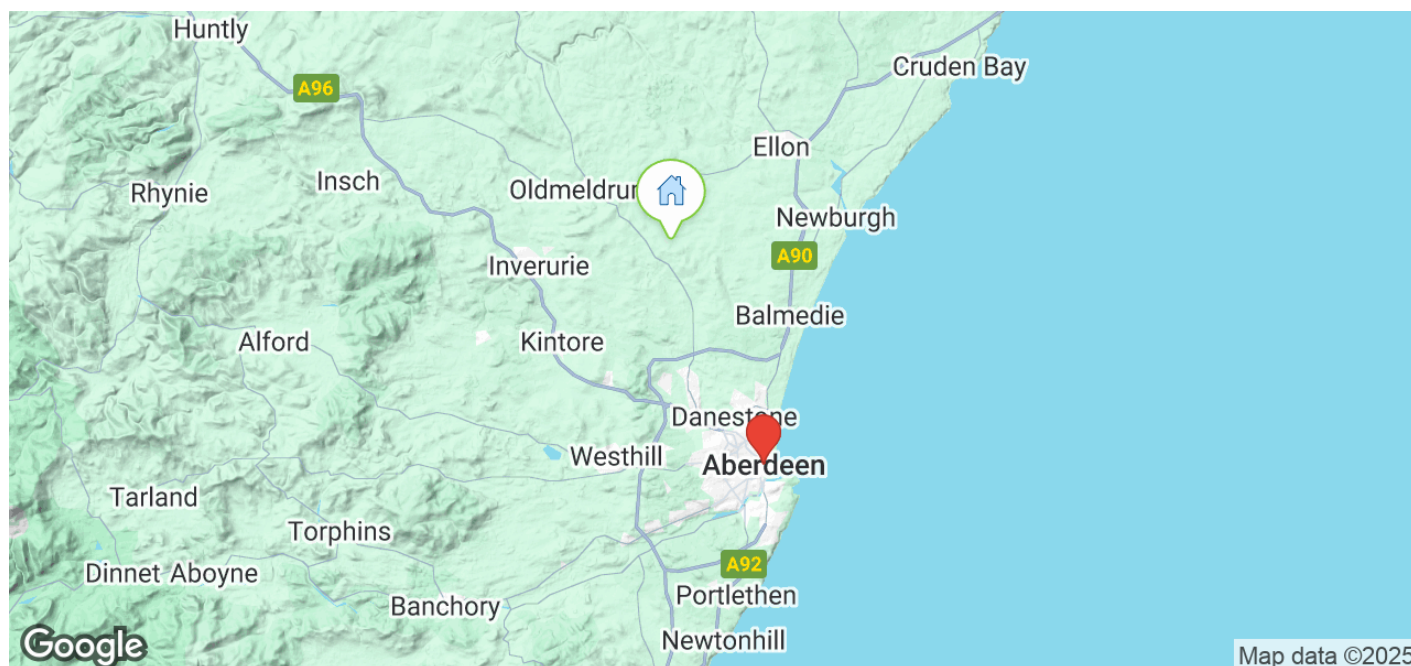
Bedroom Three 4.6m x 4.32m

Bedroom Four 4.01m x 3.28m

Bathroom 3.07m x 2m

The property is located on the outskirts of the popular and established village of Newmachar, which boasts a range of established local amenities, including Primary School, a range of shops serving everyday needs, Post Office, Hotels, childrens' play park and eighteen hole golf course. The Dyce and Bridge of Don Industrial Estates are readily accessible, as is Aberdeen Airport and the City Centre. Further enhancing the area is a superb cycle and walking path.

From Aberdeen proceed through Dyce and continue towards Newmachar. Proceed through the village and continue for approximately one mile where take the right hand turning signposted Kinghorn and Tillygreig. Follow this road to the top of the hill veering to the left and turn left where indicated to Changehill where you will find the house on the right.



View this property here

<https://www.aspc.co.uk/search/property/360606/New-House-Changehill/Aberdeen/>

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