

**7 MUNDI CRESCENT
NEWMACHAR
AB21 0LY**



**THIS ATTRACTIVELY PRESENTED THREE BEDROOM
SEMI DETACHED VILLA
OCCUPIES AN ENVIABLE POSITION IN A QUIET CUL-DE-SAC**

Accommodation:- Ground Floor - Hall, Lounge, modern fitted Kitchen with adjacent Dining Room with patio doors to rear garden. First Floor - Three Bedrooms and Bathroom. Gas Central Heating. Double Glazing. Alarm System. Carpets and other floor finishes, most curtains, blinds and light fittings included. Gas Central Heating. Double Glazing. Security Entry. Loft. Garden to front and lockblock Drive providing parking for three cars. Garage. Enclosed Rear Garden with pleasant sunny aspect and laid out for easy maintenance in lawn, granite chips and with Garden Shed.

OFFERS OVER £200,000

VIEWING BY ARRANGEMENT WITH SELLING AGENTS

DESCRIPTION

Occupying an enviable position in a quiet cul-de-sac this SEMI DETACHED VILLA offers well-proportioned bright airy accommodation and affords the opportunity to move in with the minimum of inconvenience. The property is of fresh decorative appearance and also enjoys the benefits of Gas Central Heating, Double Glazing, an Alarm System, modern fitted Kitchen with integrated appliances all of which are to be included and Bathroom with white suite and fitted shower. Carpets, most curtains, blinds and light fitments are all to be included in the price as are the integrated appliances in the kitchen.

Newmachar is a popular expanding residential area which is well served by local shops and public transport facilities and is extremely convenient for the Airport and the various oil-related offices at Dyce. Local recreational facilities include two eighteen hole golf courses at Swailend, Newmachar (one of Championship standard) and Salmon and Sea Trout fishing on the River Don.

DIRECTIONS

From the Haudagain roundabout exit onto Auchmill Road and continue straight ahead to the roundabout; take the second exit signposted "Dyce" and travel through Stoneywood and Dyce and taken the main A947 to Newmachar. On entering the village continue through Newmachar and at the Newmachar Hotel turn right. Turn first right again onto Coubert Road and first left onto Mundi Crescent. No 7 is situated on the left hand side a short distance along.

THE ACCOMMODATION, ON TWO FLOORS, COMPRISES:-

GROUND FLOOR

HALL:

Entrance Hallway with exterior door with glazed panel, control panel for alarm system, stairway to upper floor with hardwood handrail, smoke alarm, electric bell, glazed panelled door to lounge.

LOUNGE/



14'8" x 12'2" approx.

LOUNGE:

14'8" x 12'2" approx. Nicely proportioned bright airy Lounge with pleasant sunny aspect and nice outlook, stainless steel track with four Halogen lights, coving, roller blind, stainless steel curtain pole with matching tie-backs, television point on wall, glazed panelled door to dining room.

**KITCHEN/
DINING ROOM/**

15'6" x 10' approx. **Kitchen/Dining Room on open plan**



Dining Room with double French doors opening to rear garden, stainless steel curtain pole, three Halogen lights.



**KITCHEN/
DINING ROOM:**

Kitchen with a range of base and wall units with stainless steel handles and co-ordinating work surfaces with tiling above, integrated **Four Ring Gas Hob** with **Electric Oven** below, stainless steel splashback behind and **Extractor** set into stainless steel canopy, inset stainless steel sink unit with mixer tap, concealed integrated **Fridge, Freezer, Dishwasher** and **Automatic Washing Machine** all with matching door panels, **Wine Fridge** which is to remain, roller blind, stainless steel track with four Halogen lights, storage cupboard and tiled-effect laminate flooring.

FIRST FLOOR

HALL:

Hall with smoke alarm, roller blind, airing/linen cupboard and access hatch to loft.

BEDROOM:



13' x 8'8 approx. Double Bedroom to front with stainless steel curtain pole, roller blind and double fitted wardrobe, television point and television bracket together with the wall mounted television are all to remain.

BEDROOM:



8'8" x 8'8" approx. Double Bedroom to rear with stainless steel curtain pole and matching tie-backs.

BEDROOM/

BEDROOM:



9'5" x 6'7" approx. Bedroom to front with fitted wardrobe and roller blind.

BATHROOM:



Bathroom with cisternless w.c. and w.h.b. set into bathroom furniture, tiled splashbacks, wall mirror, shaver point, thermostatic shower over bath, glazed shower screen, extractor blind, roller blind, corner toiletry storage unit, tiled-effect laminate flooring.

GENERAL:

The carpets, most curtains, together with the blinds and light fittings are to be included in the price.

LOFT:

Insulated and part floored Loft.

OUTSIDE

DRIVEWAY:

Lockblock Driveway with adjacent Garden which is also laid out in lockblock for easy maintenance and which provides parking for three cars.

REAR GARDEN/

REAR GARDEN:



Large enclosed Rear Garden once again laid out for easy maintenance with lawn, area of granite chips, water tap and garden shed.

GARAGE:

Garage with up and over door, light, power and storage area in loft above.

ABH/AA

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