

STEWART & WATSON

your **complete** property & legal service

**16 ALEXANDER AVENUE
KINGSEAT, NEWMACHAR, AB21 0AS**



Two Bedroom Self Contained Ground Floor Apartment

- Lounge, Kitchen & Dining Area on Open Plan
- Master Bedroom with En-Suite
- Further Double Bedroom & Bathroom
- DG & Gas CH
- Communal Gardens & Shared Parking

Offers Over £160,000

Home Report Valuation £170,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

Situated in a popular established residential area of Kingseat and within commuting distance of Aberdeen and the Industrial Estates at Dyce and Bridge of Don, we offer for sale this Two Bedroom Self-Contained Ground Floor Apartment benefiting from Double Glazing, Gas Central Heating and High Ceilings. The property is in good order throughout affording the opportunity to move in with the minimum inconvenience and would represent an ideal purchase for the first time buyer or buy to let opportunity. Offering a generous level of accommodation comprising Vestibule, Hallway, Lounge, Kitchen and Dining Area on open plan, Master Bedroom with En Suite Shower Room, Further Double Bedroom and Bathroom. Outside, there are communal garden grounds maintained by a Factor and Residents parking.

ACCOMMODATION

Entrance Vestibule

Entered via a hardwood exterior door. Low level meter cupboard, security alarm and entrance matting. Door leading to the hallway.

Hallway

The welcoming Hallway provides access to most of the accommodation. Good storage is provided by two large cupboards, one of which houses the water tank. Central heating radiator and fitted carpet.

Lounge/Kitchen/Dining Room on Open Plan

20' 2" x 19' 0"

(6.15m x 5.79m)

The lounge, kitchen & dining area are on open plan. The lounge has a picture window offering open views of the surrounding countryside, space to accommodate both living and dining furnishing. Two central heating radiators and fitted carpet.



Kitchen

With window overlooking the rear and fitted with a wide range of modern base and eye level units, incorporating a one and half bowl stainless steel sink, splashback and coordinating work surfaces. The units further incorporate a gas hob with electric oven below and extractor hood above. Integrated dishwasher, washer/drier and fridge/freezer. Vinyl flooring.



Master Bedroom**12' 6" x 11' 6"**
(3.81m x 3.51m)

Located to the rear of the property with views of the surrounding countryside, benefiting from a built in wardrobe incorporating hanging rail and shelf. Central heating radiator and fitted carpet.

**Bedroom 2****11' 9" x 10' 9"**
(3.58m x 3.28m)

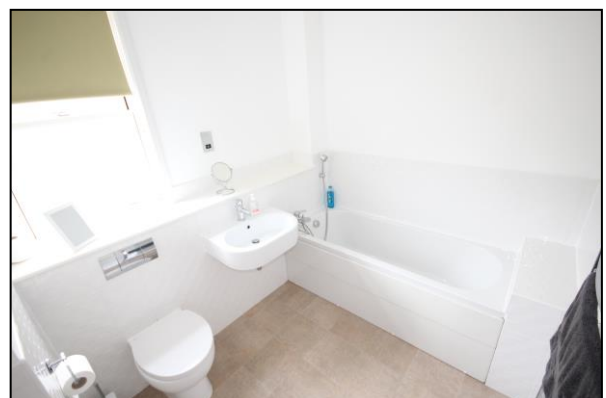
A Further generously proportioned double bedroom benefiting from a built in wardrobe incorporating hanging rail and shelf. Central heating radiator and fitted carpet.

**En Suite****6' 8" x 5' 2"**
(2.03m x 1.57m)

Fitted with a white suite comprising w.c., wash hand basin together with shower cubicle. Heated towel radiator and vinyl flooring.

**Bathroom****7' 6" x 7' 3"**
(2.29m x 2.21m)

Fitted with a white suite comprising w.c., wash hand basin and bath with shower attachment. Heated towel radiator and vinyl flooring.



OUTSIDE

Outside there are communal garden grounds maintained by a Factor and resident's parking.

SERVICES

Mains water, electricity and drainage. Gas central heating.

ITEMS INCLUDED

The usual heritable fixtures and fittings are included. All floor coverings, light fittings, curtains and blinds will remain.

Council Tax Band E

EPC Band B

Entry By arrangement

Viewing

By contacting our Oldmeldrum Office on 01651 872314 to arrange an appointment.

Email

oldmeldrum.property@stewartwatson.co.uk

Offers

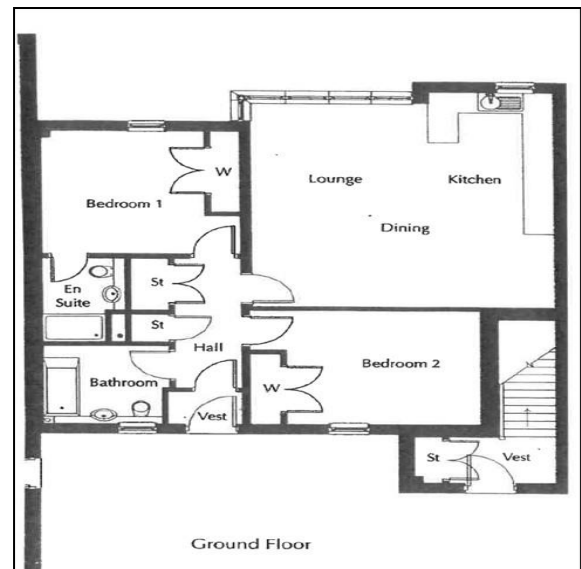
All offers should be submitted in writing to our Oldmeldrum Office.

LOCATION

Served by an expanding range of amenities including a dental surgery and a private pre-school nursery. The nearby village of Newmachar also boasts a range of amenities including shops, a hotel and pub with popular restaurant, post office, primary school, community hall and Newmachar Golf Club offering 2 18 hole championship courses and a Driving Range. The business parks at Dyce and Bridge of Don as well as Aberdeen International Airport are easily accessible.

Reference

Oldmeldrum/DDP/D23



FREE VALUATION – We are pleased to offer a free and without obligation, valuation of your property.
Contact Property Department at any of our offices.

These particulars do not constitute any part of an offer or contract. All statements contained therein, while believed to be correct, are not guaranteed. All measurements are approximate. Intending purchasers or leasees must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained in these particulars.

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(01651) 872314
(01771) 622338
(01542) 840408
(01466) 792331