



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**25 School Road**

ABERDEEN, AB21 0WB



# The Location

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Newmachar is a lovely semi-rural village well served by local shops and by public transport facilities. The location offers easy accessibility to Aberdeen City and is particularly convenient for the Airport and the oil-related offices at Dyce. Excellent pre and primary schooling facilities are available in the village with Secondary education available at Dyce. There is a wide range of sporting and recreational attractions available in the local area including forest and hill walks, salmon and trout fishing on the River Don, and for the golfing enthusiast locally there is Swailend and Newmachar golf course, with the world-famous Trump Golf course a short drive.

The City of Aberdeen is approximately 7 miles to the South of the property and is well served by regular local transport and provides all that one would expect from modern-day city living, fantastic educational facilities including numerous Universities' collages and highly regarded secondary education facilities. There are also numerous NHS Hospitals and health centres with a multitude of shopping malls and local shops, with pubs, restaurants and eateries galore, with fantastic theatres and cinemas to enjoy. You also have some superb recreational and leisure facilities all within easy reach and a multitude of activities for the outdoor enthusiast. The city offers excellent Bus and Rail service with National and International flights being provided from Dyce Airport. The main East Coast Rail network operates from Aberdeen providing a link to the central belt, the South and beyond. The recently opened AWPR (Aberdeen Western Peripheral Route) offers convenient commuting to all areas north and south of the city.





# 25 School Road

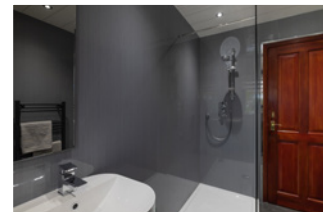
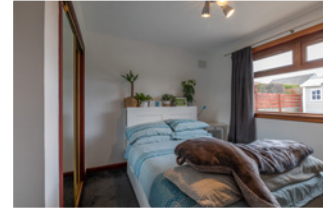
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Number 25 School Road is situated in a quiet and peaceful residential area of the ever-popular village of Newmachar. This exceptional and beautifully presented three-bedroom detached bungalow has been tastefully designed, modernized and decorated throughout. Further befitting from full uPVC double glazing, oil fired central heating and is within an easy 7-mile commute to Aberdeen. Viewing is a must and highly recommended to appreciate this exceptional property which is ideally located for the young family with room to grow or the retired couple.

The accommodation comprises of, vestibule leading to entrance hallway, large lounge with bay window, dining kitchen which is fully equipped with all the normal appliances, also includes a good range of floor and wall mounted units with access to the large conservatory, Immaculate centrally located recently installed family shower room, there are three double bedrooms two of which have fitted wardrobes, in addition there are ample storage cupboards throughout.

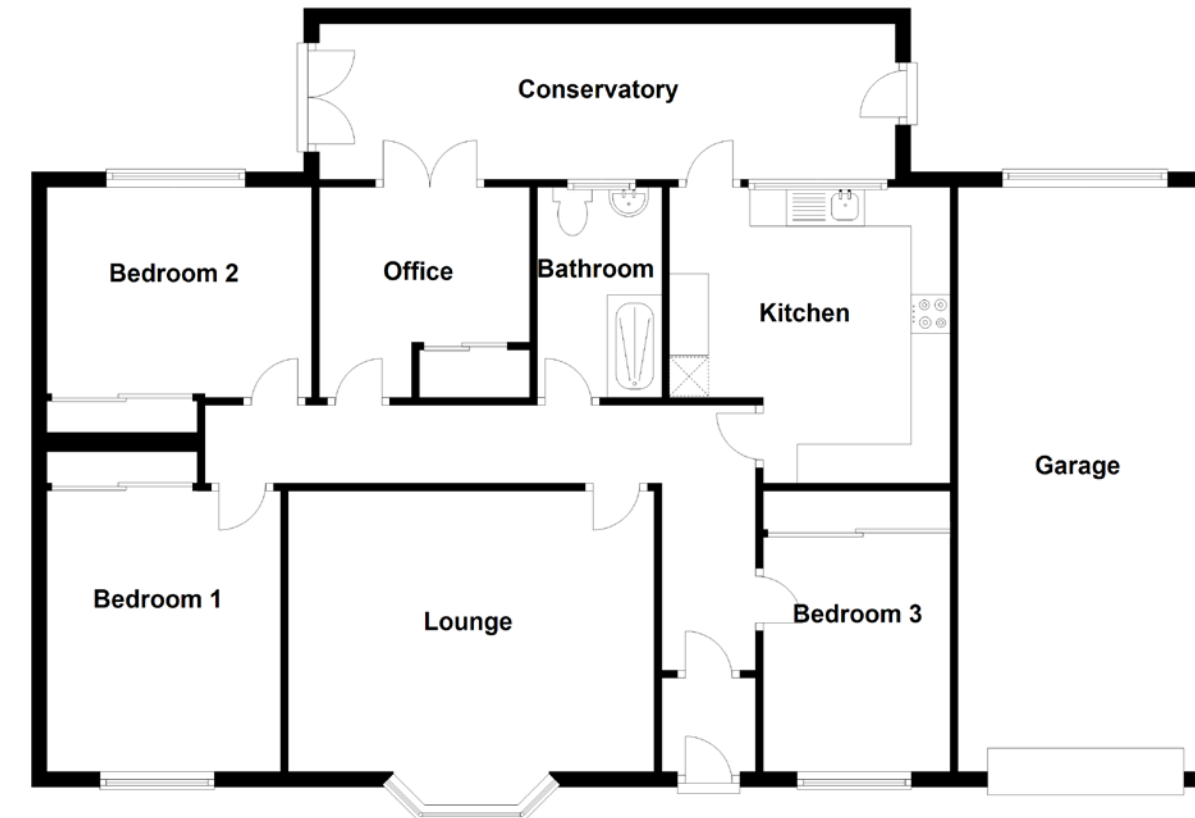
To the front the large garden area is bounded by a small wall and is laid to decorative stone chip for ease of maintenance and allows parking for multiple vehicles with access to the front of the garage (with power and light) and main entrance; to the rear of the property, a fantastic fully enclosed garden which is laid mostly to lawn, bordered by either a wall or high hedge adds to the privacy with a variety of mature shrubs, plants and seasonal flowers. A huge decorative stone patio that is accessed from either side of the conservatory is perfect for entertaining, some al-fresco dining and enjoying the sun. The garden is also a safe child and pet-friendly area.





# Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

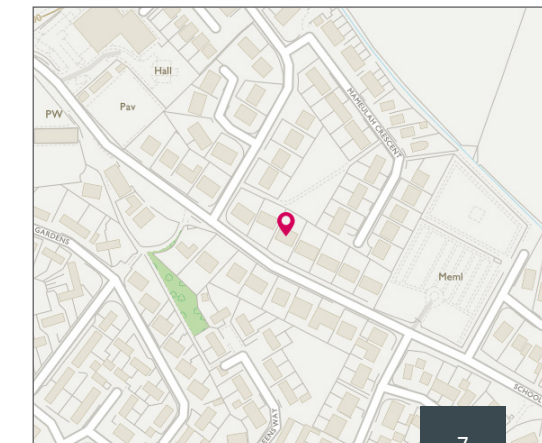
Lounge	4.70m (15'5") x 3.60m (11'10")
Kitchen	3.90m (12'10") x 3.60m (11'10")
Office	2.70m (8'10") x 2.70m (8'10")
Conservatory	7.40m (24'3") x 2.00m (6'7")
Bedroom 1	3.60m (11'10") x 3.00m (9'10")
Bedroom 2	3.40m (11'2") x 2.70m (8'10")
Bedroom 3	3.60m (11'10") x 2.40m (7'10")
Bathroom	2.90m (9'6") x 1.60m (5'3")

Gross internal floor area (m<sup>2</sup>): 93m<sup>2</sup>

EPC Rating: F

Extras (Included in the sale): All floor coverings, blinds, curtains, and light fittings are included in the sale.

Services: Mains electricity, Main drains, water and oil fired central heating.





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Text and description  
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