

1a Marywell Park Homes

NIGG, ABERDEEN, ABERDEENSHIRE, AB12 4LQ



This property is genius in its design, with optimised space and lighting to create a luxury feel guaranteed to make you feel special



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1a Marywell is a top-quality spacious (circa 94m²) park home situated on a superb plot (which is not overlooked) finished to the highest standards. This property is genius in its design, with optimised space and lighting to create a luxury feel guaranteed to make you feel special.

THE KITCHEN/DINER



The accommodation offers an open plan, fully fitted modern kitchen/diner of the highest quality with Bosch ceramic hob electric oven, cooker hood and great storage. The dual-aspect lounge is bright and airy.



THE LOUNGE





The main bedroom has a fabulous ensuite which includes a Jacuzzi Bath. There are three further bedrooms, two doubles and a single room. The largest bedroom has an ensuite; the family bathroom completes the property.

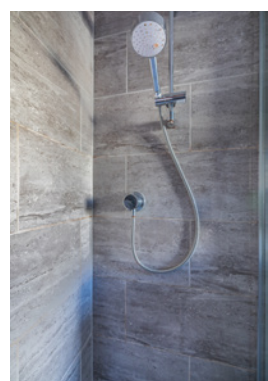
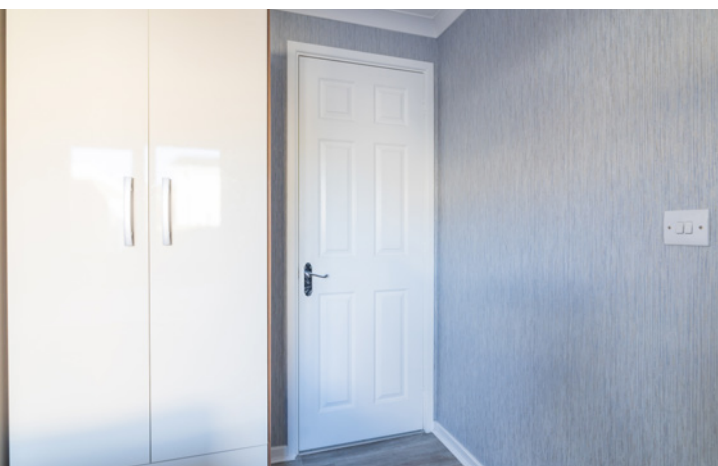
THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOM 4



1a Marywell has central heating, double-glazed, with landscaped gardens and off-road parking for 4/5 cars. There is even a separate detached utility/laundry facility and a private walled alfresco dining area. Unique and genuinely timeless: this residential home has it all.

You are buying the property as presented, including all fixtures and fittings. This property would be ideal as a family home or for someone looking for an 'Air BnB' or investment opportunity within easy reach of Aberdeen.

Council Tax Band A: £893 per annum. Leasehold: Ground Rent £79.00pm.

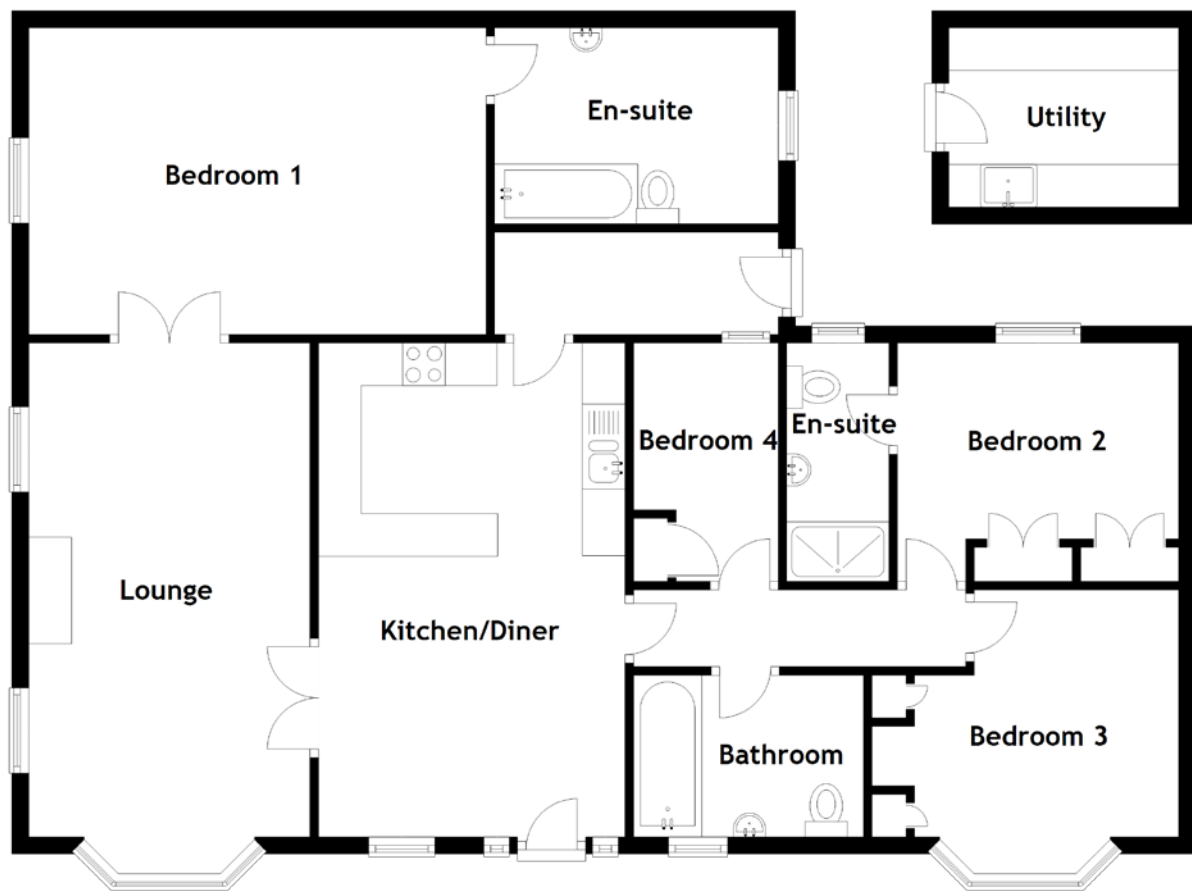
EXTERNALS



THE UTILITY



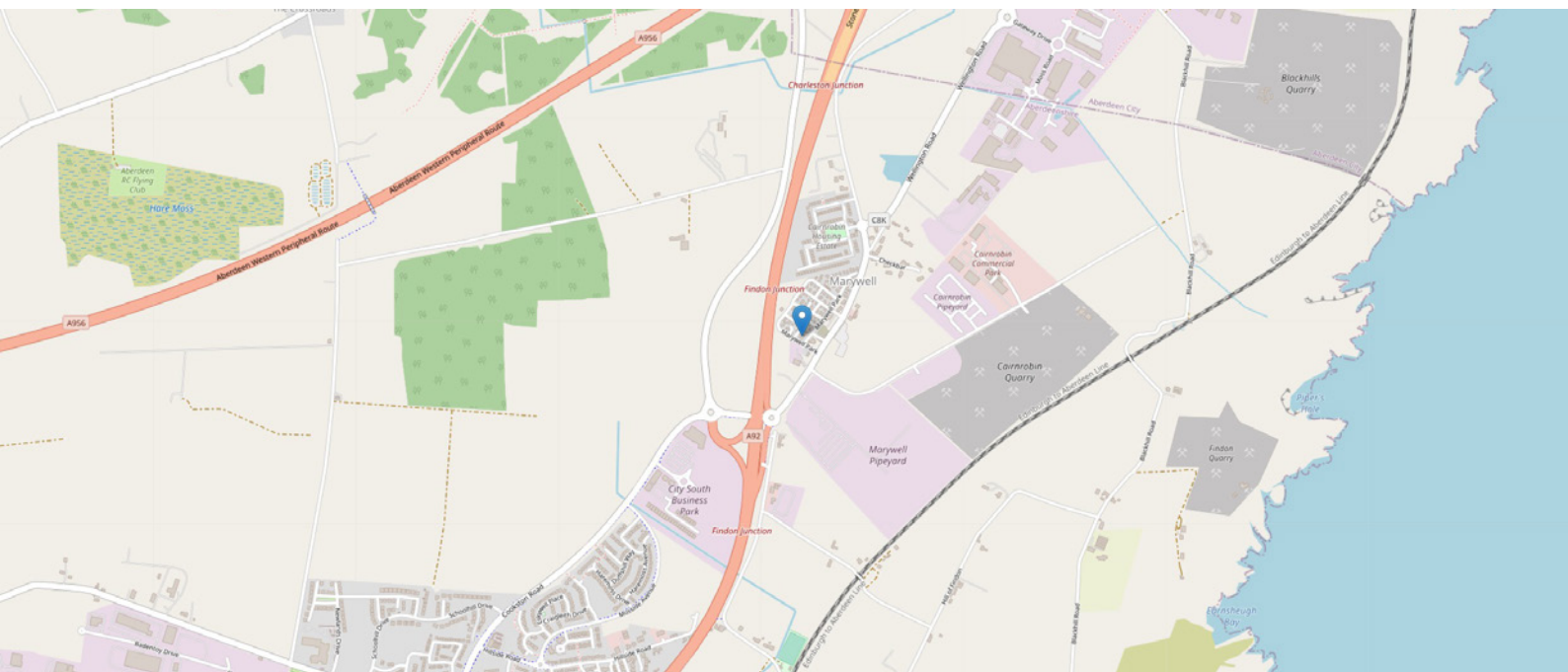
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

| | |
|---------------|--------------------------------|
| Lounge | 5.80m (19') x 3.30m (10'10") |
| Kitchen/Diner | 5.80m (19') x 3.60m (11'10") |
| Bedroom 1 | 4.90m (16'1") x 3.60m (11'10") |
| En-suite | 3.00m (9'10") x 2.30m (7'7") |

| | |
|-----------|-------------------------------|
| Bedroom 2 | 3.30m (10'10") x 2.80m (9'2") |
| En-suite | 2.80m (9'2") x 1.20m (3'11") |
| Bedroom 3 | 3.50m (11'6") x 2.80m (9'2") |
| Bedroom 4 | 2.80m (9'2") x 1.70m (5'7") |
| Bathroom | 2.70m (8'10") x 1.90m (6'3") |
| Utility | 2.70m (8'10") x 2.10m (6'11") |



THE LOCATION

Marywell Park Homes is situated close to many arterial routes, and most parts of the city are easily accessible. With its sought-after location you have access to Hillside School and Portlethen Academy as well as Portlethen Shopping Centre including Asda, Aldi, Home Bargains, McDonald's and Matalan. The heart of Aberdeen city centre is also just a few minutes away, providing all the amenities one would expect with modern-day city living, including a variety of pubs, clubs, restaurants and superb educational and recreational facilities.





The property is central between Portlethen and Cove Bay, within minutes of all the attractions of Aberdeen city centre, and only a short distance from the retail park at Garthdee, RGU and the lovely walks along the River Dee. There is a regular public bus service for travel to the city, with Aberdeen offering further excellent Bus & Rail Services and National & International flights from Dyce Airport. The east coast Rail network operates through Aberdeen providing a link to the South and beyond and West to the city of Inverness. The property is also ideally located for Tullos Industrial Area.



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Part
Exchange
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Layout graphics and design
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