

14 Rainnieshill Gardens

NEWMACHAR, ABERDEEN, AB21 0XZ



POPULAR RESIDENTIAL CUL-DE-SAC LOCATION
CLOSE TO ALL AMENITIES



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Number 14 Rainnieshill Gardens is situated in a quiet and peaceful cul-de-sac location of the ever-popular village of Newmachar. During the current owners' tenure, the property has been extended to allow for modern-day family living over two levels, with the use of quality materials being evident throughout. This exceptional and beautifully presented four-bedroom detached dwelling has been tastefully designed, modernized and decorated throughout and further benefits from full double glazing and gas central heating. The extended ground floor (kitchen/dining/family room/utility) are heated by wet system underfloor heating. Viewing is a must and highly recommended to appreciate this exceptional property which is ideally located for the young family with room to grow.

14 Rainnieshill Gardens



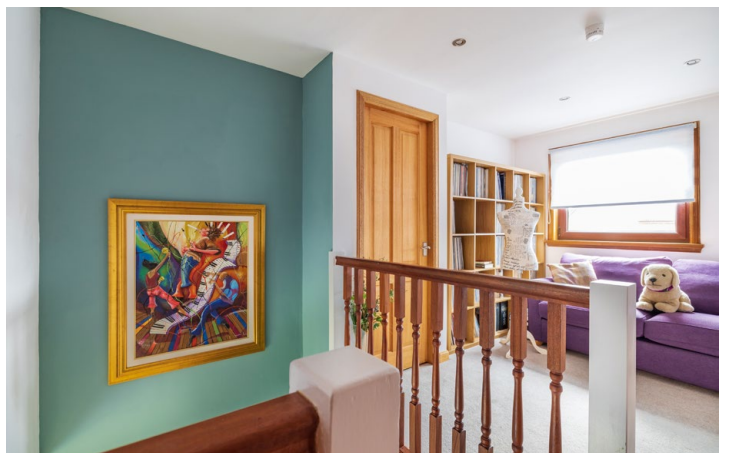
The hallway allows access to all accommodation, with a handy three piece family shower room. The spacious inviting lounge is flooded with natural light aided by a huge picture window and patio doors to the enclosed rear garden. The main part of the home is the stunning kitchen diner fitted with a range of base, wall and drawer units with quality appliances and space for a range of dining furniture. The kitchen is open plan to the conservatory with access from the dining area to the rear garden making this the ultimate spot for al fresco dining. Conveniently located off of the kitchen is the utility room with space for laundry appliances, which also provides access to the integral garage.











A carpeted staircase with a wooden balustrade leads to the spacious upper landing and study area (formerly bedroom 4) and the tastefully decorated en-suite master bedroom benefits from a built-in wardrobe with a modern two-piece suite and separate shower enclosure. There are two further double bedrooms with fitted wardrobes with mirrored sliding doors. Completing the accommodation is the stylish family bathroom fitted with a three-piece suite and a shower over the bath. In addition, there are further storage cupboards throughout the property. The property is serviced with mains electricity, main drains, water and gas central heating.



Bedroom 1

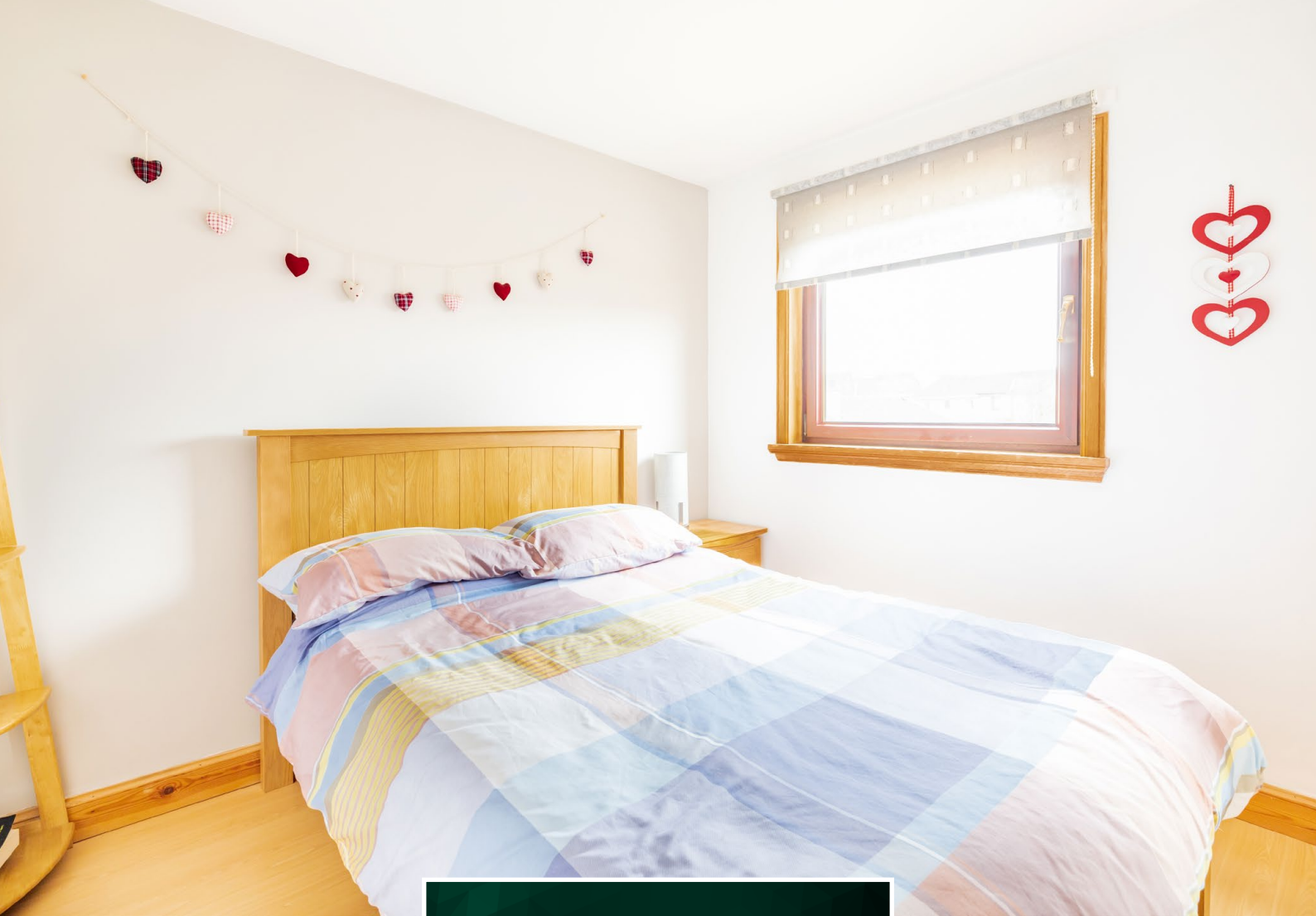






Bedroom 2





Bedroom 3





Approximate Dimensions
(Taken from the widest point)

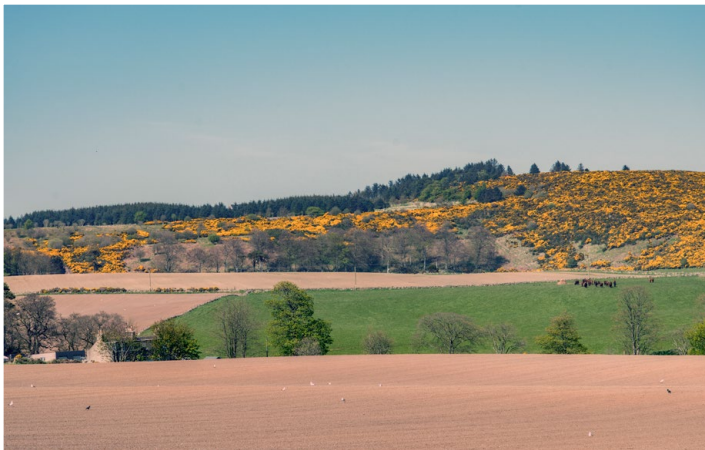
Kitchen/Diner	7.39m (24'3") x 3.50m (11'6")
Lounge	6.70m (22') x 3.20m (10'6")
Family Room	4.20m (13'9") x 2.00m (6'7")
Utility	2.90m (9'6") x 1.79m (5'11")
Shower Room	2.90m (9'6") x 1.60m (5'3")
Bedroom 1	3.50m (11'6") x 2.90m (9'6")
En-suite	2.90m (9'6") x 1.79m (5'11")
Bedroom 2	3.29m (10'10") x 3.00m (9'10")
Bedroom 3	3.00m (9'10") x 2.90m (9'6")
Bathroom	2.80m (9'2") x 1.80m (5'11")

Gross internal floor area (m²): 142m²

EPC Rating: D



To the front, the garden area is laid to lawn with a border containing various shrubs, plants and seasonal flowers. There is off-street parking for two vehicles on the recently laid imprinted concrete driveway with access to the garage (with power and light). To the rear of the property, there is a fantastic fully enclosed garden which is laid mostly to lawn, bordered by a high fence or hedge adding to the privacy. The imprinted concrete walkways and patio area is perfect for entertaining, some al-fresco dining and enjoying the sun. The garden is also a safe child and pet-friendly area. There is also a large wooden garden shed.



Newmachar is a small village set in the beautiful countryside to the north-west of Aberdeen well served by local shops and public transport facilities. The location offers easy accessibility to Aberdeen city centre which is approximately 10 miles away and is particularly convenient for the airport and the oil-related offices at Dyce which are approximately 4 miles away. 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 away.

The Location

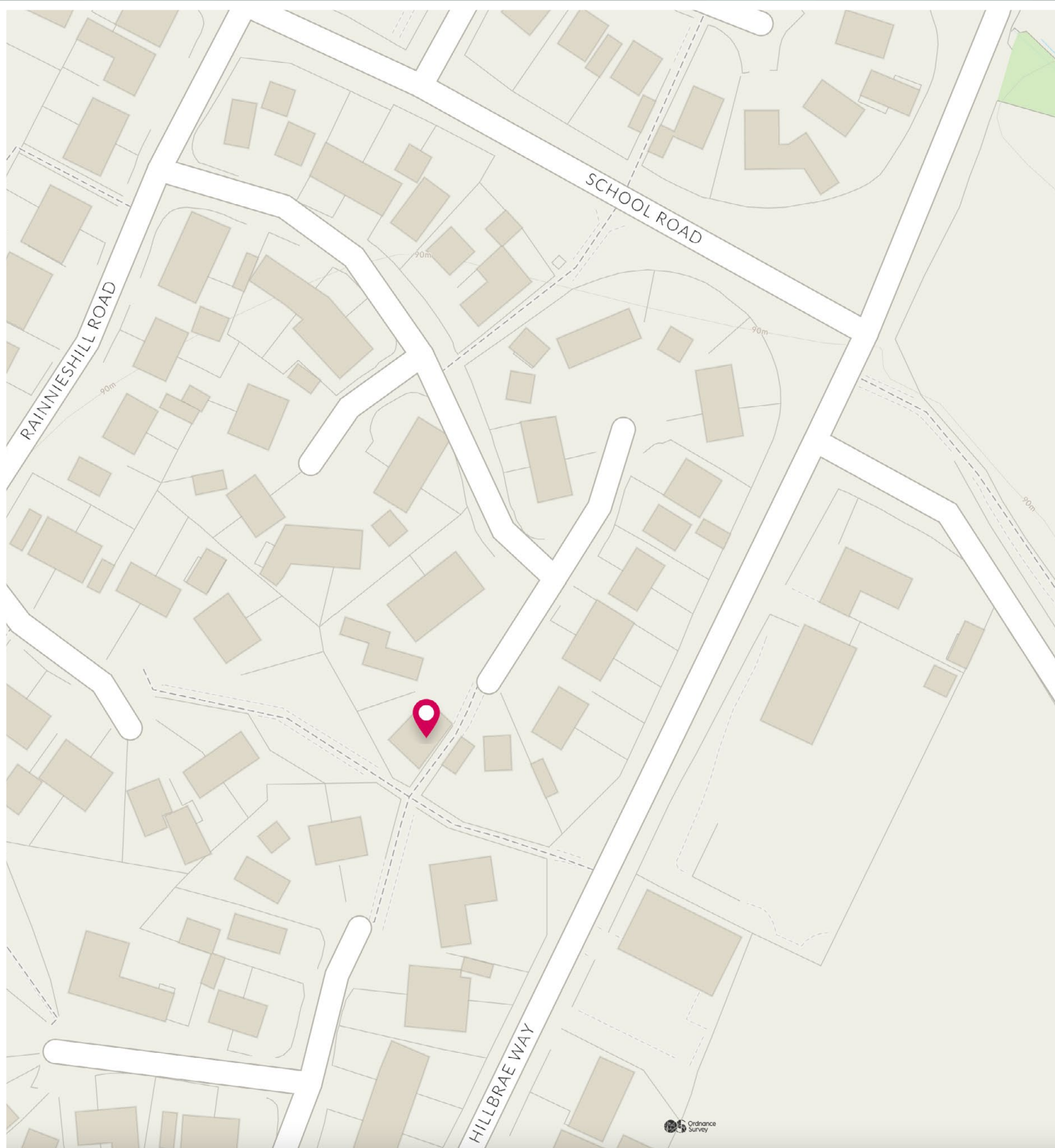


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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