

# 46 Alexander Avenue

KINGSEAT, NEWMACHER, ABERDEENSHIRE, AB21 0AS



*Three-bedroom converted granite building, retaining the character and charm of a bygone era*



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Number 46 Alexander Avenue is part of the superior Kingseat development with a charming woodland backdrop, forming part of a converted granite building, retaining the character and charm of a bygone era. This spacious three-bedroom mid-terraced property is part of a converted traditional stone and slate building, architecturally designed and renovated to the highest of specifications with the quality of workmanship evident at every quarter.

The accommodation is over a single ground floor level flooded with natural light from the tall ceilings and windows, further benefitting from a neutral, contemporary décor and quality fixtures and fittings, gas central heating with double-glazed windows. Presented to the market in an immaculate walk-in condition, the property is perfect for first-time buyers, the recently or soon-to-be retired, or the professional couple. A must-see you will not be disappointed.

## THE LOUNGE



The bright and airy accommodation consists of a vestibule leading to the entrance hallway, an open plan lounge and a dining kitchen with dual aspect windows flooded with natural light creating a bright and lovely living environment. Access to the front garden is from the lounge area.

# THE KITCHEN/DINER



The well-appointed kitchen is fitted with an extensive range of wall and base-mounted units with contrasting worktops, a central island workspace and quality integrated appliances.



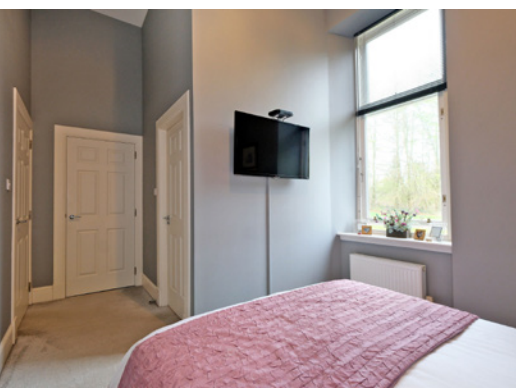
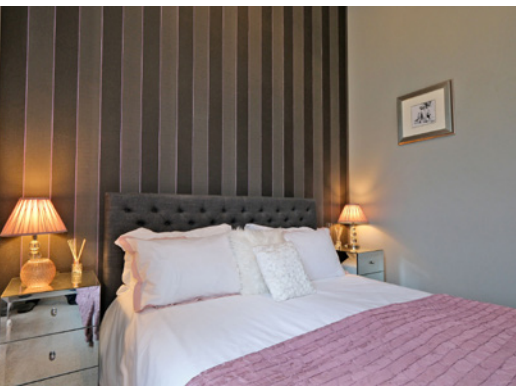


The master en-suite is fitted with a three-piece shower room and fitted wardrobes, there are two further double bedrooms both have fitted wardrobes, and the centrally located modern bathroom completes the accommodation. In addition, there are ample storage cupboards within the property.

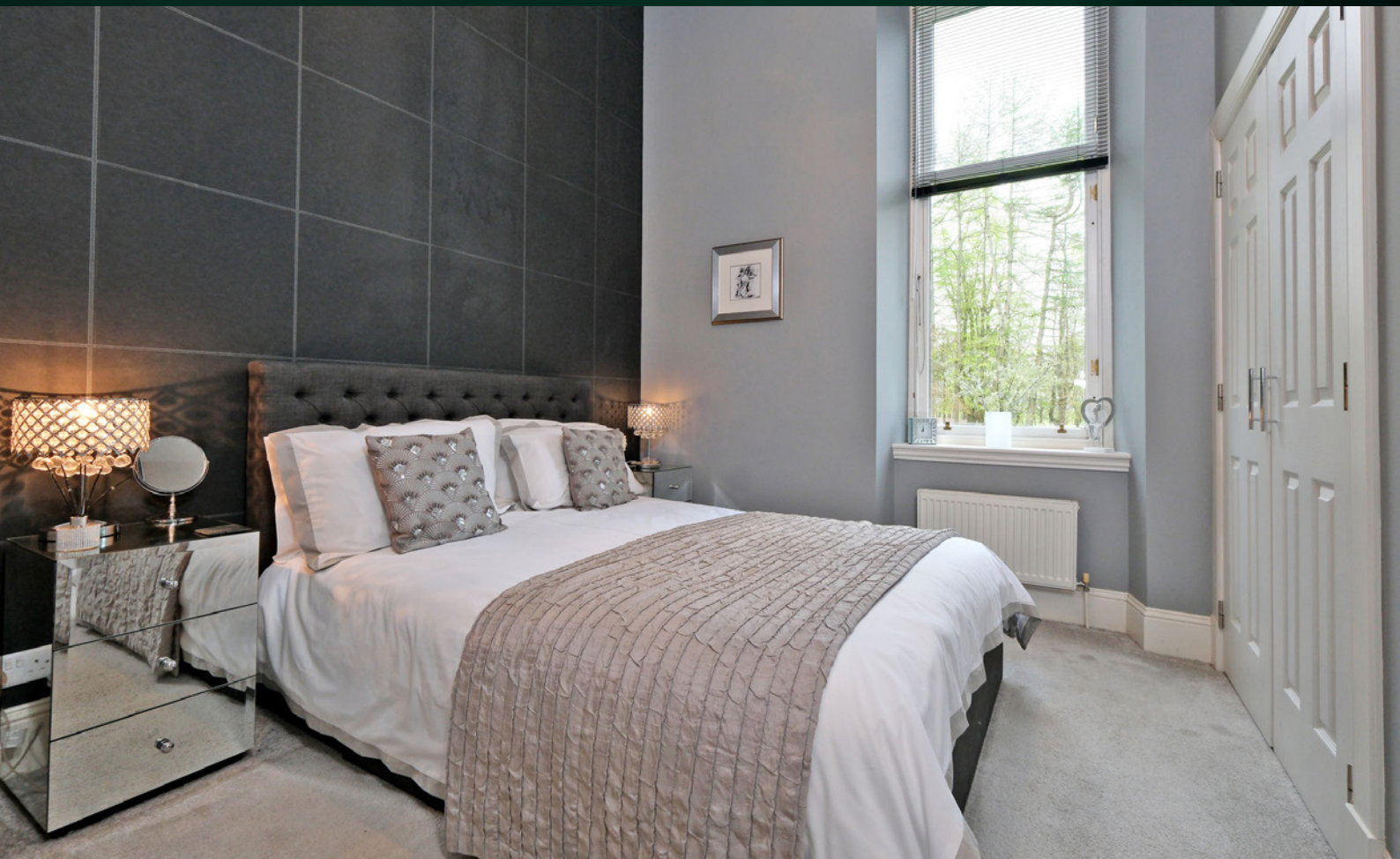
# THE BATHROOM



# BEDROOM 1



# BEDROOM 2



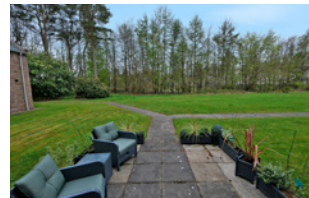
# BEDROOM 3



Outside there is a resident's car park which offers ample private parking with allocated visitor parking. To the front of the property, there is a small garden area laid to lawn with a scattering of plants perfect for sitting outside and enjoying the peaceful location and some alfresco dining.

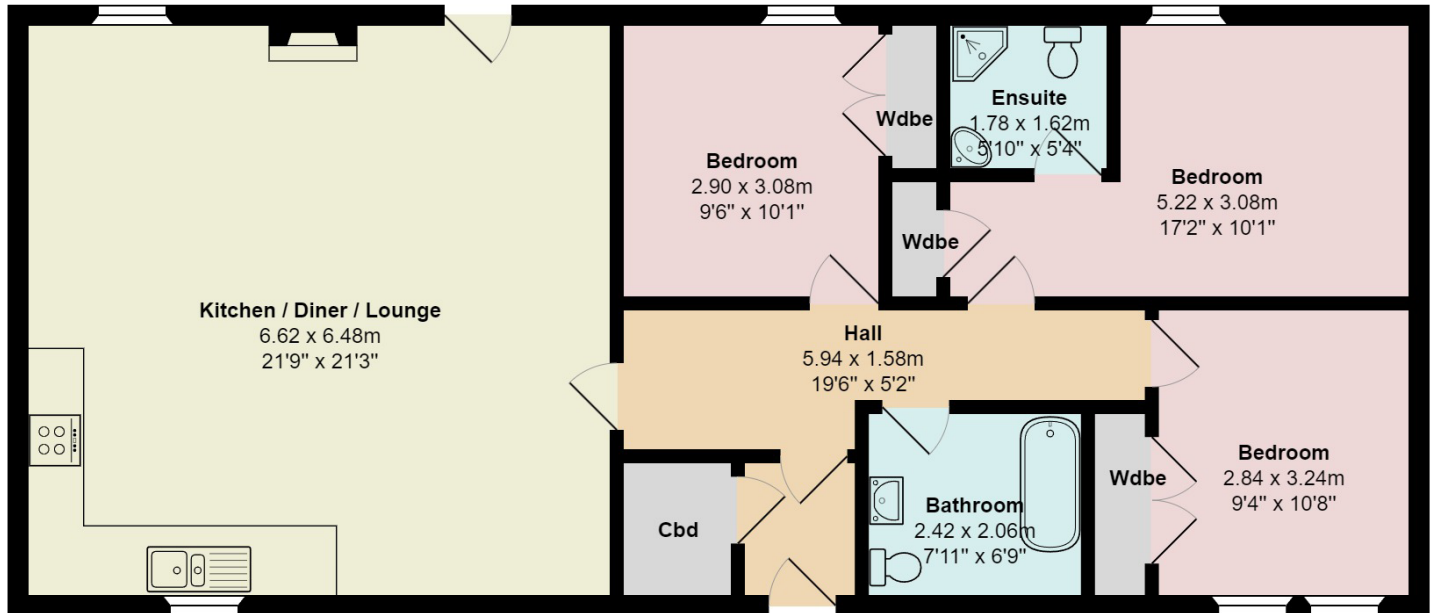
Note: The extensive garden areas and woodlands are maintained by a factor.

# EXTERNALS





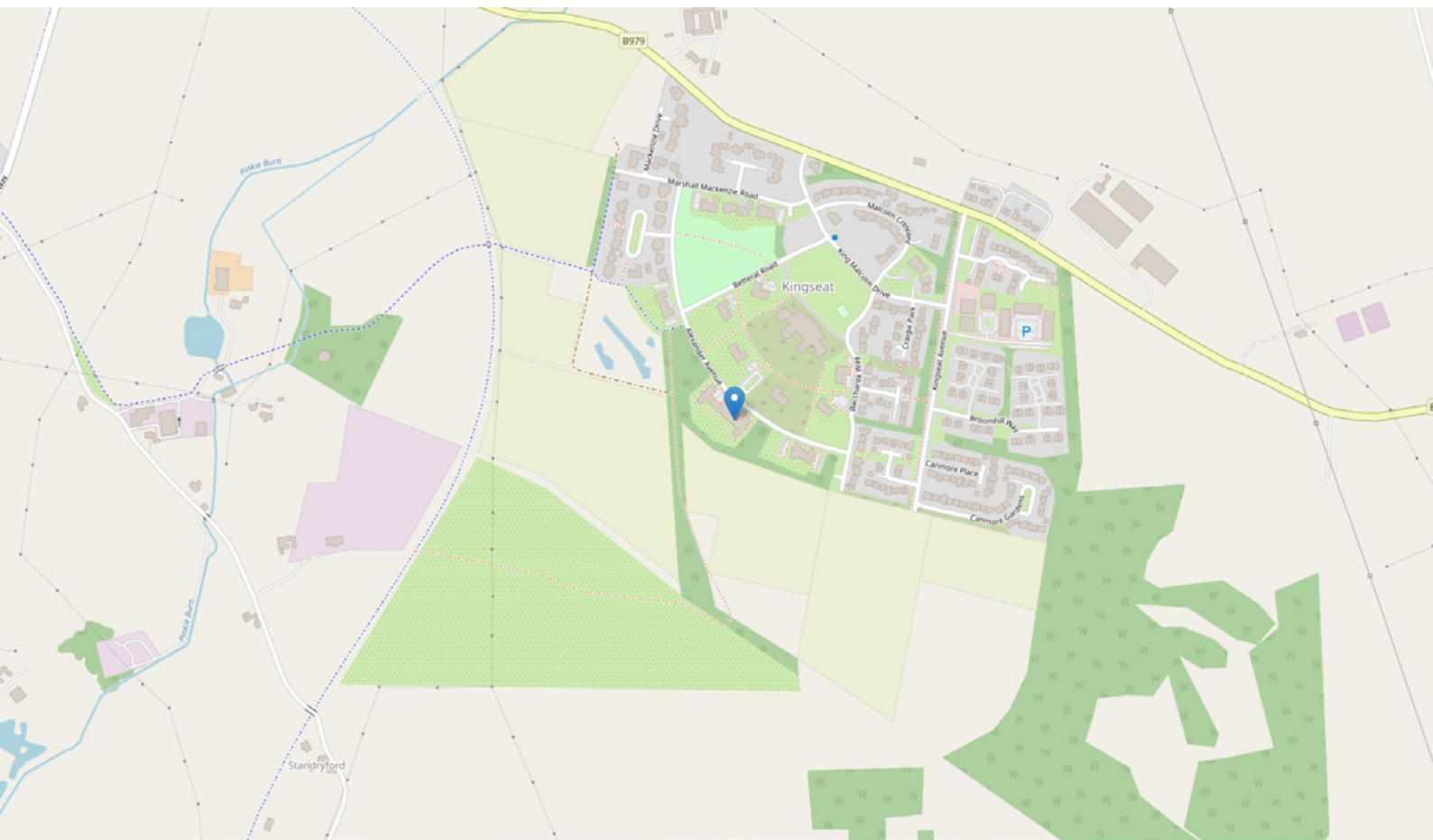
# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 97m<sup>2</sup>  
EPC Rating: C

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



# THE LOCATION

Kingseat is a superior development of quality homes situated and enjoying a woodland setting and a short distance from the village of Newmachar. Kingseat and Newmachar are fast becoming a popular suburb some ten miles to the north-west of Aberdeen. Newmachar is a lovely rural village with local amenities including a variety of shops and post office. Excellent pre and primary schooling facilities are available in the village, with secondary education available at Dyce.





Recreational facilities are also well catered for with the recently completed Axis Centre providing a range of sporting and community facilities the proximity to the Formartine and Buchan Way provides ideal walking and cycling opportunities. There is also a wider range of sporting, and recreational attractions available in the local area, including salmon and sea trout fishing on the River Don, and a variety of golf courses are available locally with two at Swailend Newmachar and the famous Trump Golf course.

The location offers easy accessibility to Aberdeen city and is particularly convenient for the airport and the oil-related offices at Dyce. The AWPR bypass (Aberdeen Western Peripheral Route) allows easy access for those working in the industrial areas to the north and south of the city.

Aberdeen provides all that one would expect from modern-day city living, fantastic educational facilities including numerous university colleges, and highly regarded secondary and private education facilities. There are a multitude of shopping malls and local shops, with pubs, restaurants, and eateries galore, with fantastic theatres and cinemas to enjoy.

The city offers excellent bus and rail service with national and international flights provided by Dyce Airport. The main East Coast Rail Network operates from Aberdeen providing a link to the central belt the south and beyond.



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