

FOR SALE



Marshall Mackenzie Road, Kingseat, Newmachar

2 Bedrooms, 1 Bathroom, Apartment

Offers Over £143,000


MARTIN&CO



- Ideal First Time Buyer Opportunity
- Ideal Investment Opportunity
- Excellent Commuter Links
- Local amenities nearby
- Off Street Parking
- Shared Communal Garden

Memorable Marshall McKenzie Road situated within the sought-after village of Kingseat, this beautifully presented 2 bedroom ground floor apartment offers an exceptional opportunity to enjoy modern living in a peaceful semi-rural setting, whilst remaining within easy reach of Aberdeen City Centre, Dyce and Aberdeen International Airport. Combining contemporary accommodation with an enviable location, the property is ideal for professionals, first-time buyers, young families or those looking to downsize without compromising on quality.

Kingseat has become an increasingly desirable residential community, appreciated for its attractive surroundings, family-friendly atmosphere and excellent commuter links. The neighbouring village of Newmachar, just a short distance away, provides an excellent range of everyday amenities including a Co-operative supermarket, pharmacy, medical services, cafés, hotel, restaurants, golf course and primary schooling. Residents also benefit from nearby walking and cycling routes, children's play parks and open green spaces, creating an ideal balance between countryside living and everyday convenience.

Aberdeen City Centre is approximately 10 miles away, while Dyce Railway Station and Aberdeen International Airport are both easily accessible, making commuting throughout the North East and beyond straightforward.

The stunning beaches at Balmedie and the wider Aberdeenshire coastline are also only a short drive away, offering excellent opportunities for outdoor recreation.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Offering the perfect blend of tranquillity, accessibility and modern convenience, this superb property is sure to appeal to a wide range of purchasers seeking a high-quality home within one of Aberdeenshire's most popular residential developments.



LOUNGE/KITCHEN/DINER A bright and well-proportioned open plan living space, thoughtfully designed to maximise both comfort and functionality. The lounge enjoys an abundance of natural light from dual aspect windows, creating a welcoming atmosphere whilst offering pleasant open outlooks. Finished in neutral décor the room provides ample space for both lounge and dining furniture, making it ideal for everyday living and entertaining alike. The contemporary kitchen is fitted with a range of beech-effect wall and base units complemented by contrasting work surfaces and tiled splashbacks. Integrated appliances include an electric oven, gas hob with stainless steel extractor hood, while there is additional space for freestanding appliances. This stylish open plan layout offers the perfect balance of cooking, dining and relaxation, creating a sociable environment ideally suited to modern lifestyles.

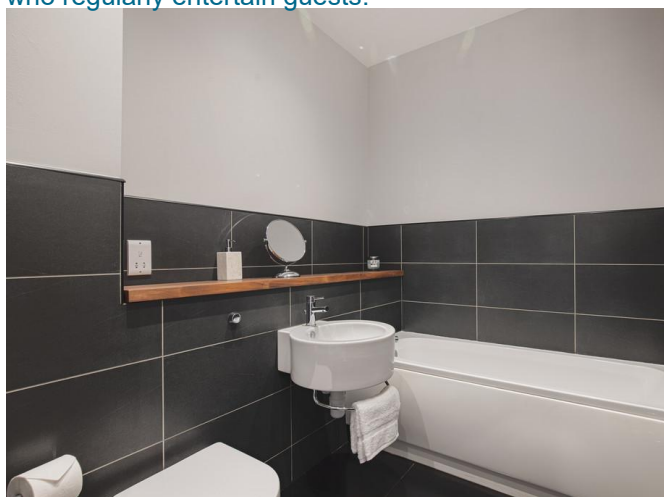
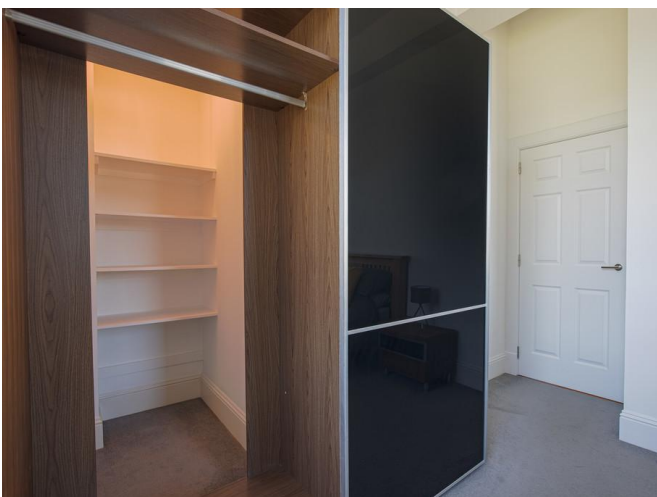
BEDROOM ONE A bright and well-proportioned double bedroom, thoughtfully presented in a contemporary style. The room benefits from high ceilings and two large windows, allowing an abundance of natural light to fill the space while offering pleasant open outlooks. Finished in neutral décor with soft carpeting underfoot, the room provides a calm and versatile setting, easily accommodating a double bed and bedside furniture. Combining generous proportions with an airy feel, this is an inviting and comfortable bedroom.

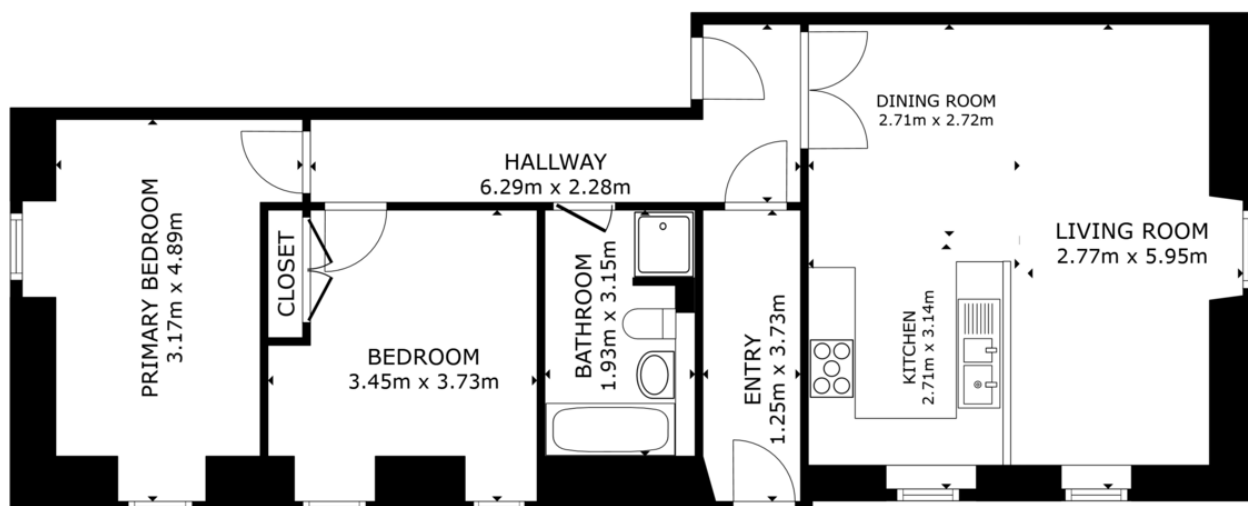


BEDROOM TWO A beautifully presented and generously proportioned double bedroom, offering a bright and airy atmosphere thanks to two large windows that flood the room with natural light. Finished in a contemporary neutral décor, the space provides an elegant and versatile setting for modern living. A standout feature is the fitted wardrobe, which has been cleverly designed to conceal the entrance to a hidden walk-in wardrobe, providing exceptional storage while maintaining a sleek and uncluttered aesthetic. Combining character, practicality and stylish presentation, this impressive bedroom offers both comfort and functionality.

BATHROOM A stylish and contemporary family bathroom, finished to a high standard with modern fittings and a sophisticated monochrome colour scheme. The suite comprises a panelled bath with shower attachment, a separate fully tiled walk-in shower enclosure with glazed screen, a low-level WC, and a wash hand basin. The bathroom offers a practical yet elegant space.

GARDEN AND PARKING Set within generous, well-maintained grounds, the property enjoys attractive landscaped gardens that provide an excellent outdoor space to relax in. To the front, a substantial gravel driveway provides extensive off-road parking for multiple vehicles, making it ideal for families and those who regularly entertain guests.





FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 76.6 m²
TOTAL : 76.6 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Aberdeen

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