

# TO LET

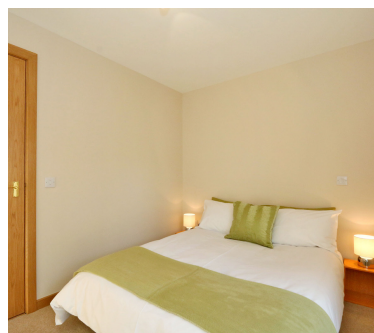
## 3 Newpark Steading, Kingswells, Aberdeen AB15 8PQ

- £ per calendar month
- Pets by arrangement
- No smokers
- No DSS or students

- Executive converted steading
- Part or unfurnished
- Convenient quiet location
- Open plan lounge-kitchen-diner

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Enjoying a prime rural location with views over open countryside, Newpark Steading was converted in 2015 by Alan Buchan Contractors Limited to an exceptionally high standard. Ideal for a small family or professional couple, the property boasts a stylish fully fitted German Nobilia dining kitchen with patio doors to garden, breakfast bar and integrated Neff appliances including fridge freezer, dishwasher, combination washer dryer, eye level double oven and grill, ceramic touch control hob and glass extractor chimney. The generous lounge with patio doors is the perfect space for family living and entertaining. The luxury family and en-suite bathrooms installed by Laings of Inverurie are completed with power showers, a double ended bath, hanging toilets, illuminated de-misting mirrors, integrated storage and extensive floor and wall tiling. All bedrooms have the added bonus of built in storage and the master bedroom features a Juliet balcony to make the most of the stunning views. Large windows and patio doors allow light to flood in, creating a light and airy atmosphere.

Finishings include oak doors and facings, extensive hardwood oak flooring, an oak staircase and balustrade, fitted blinds and decoration in a neutral palette throughout. To reduce energy bills, the property has been completed with energy efficient LED lighting, high performance double glazing and an energy efficient boiler. The property has been fully wired internally for telephone, broadband and satellite TV services and benefits from double glazing, oil fired central heating, burglar alarm and Landlord maintained gardens. Outside, the garden is laid mainly to lawn with borders planted with a variety of trees and shrubs and there is a paved patio area, ideal for outdoor entertaining. There is also a small paved seating area to the front of the property accessed from the patio doors in the lounge. The property is let with the use of a garden shed and two car parking spaces and communal use of two visitor spaces. Although in a rural setting, the Steading is minutes away from Aberdeen city centre and Aberdeen Royal Infirmary. Aberdeen Airport is also within easy reach via Bucksburn. The property offers particularly good access to Primefour Business Park, which is accessed via the old Lang Stracht which is closed to public traffic but open for residents and buses only, meaning a virtually traffic free daily commute.

For more information and photographs please visit our website [www.jcsproperties.co.uk](http://www.jcsproperties.co.uk)



Viewing: by arrangement call Leanne 07941 670 899 or Alec 07831 394 074

Landlord registration: 360355/100/17191 - EPC B - Council Tax E