

# 16 Nia Roo Park

NEWMACHAR, ABERDEENSHIRE, AB21 0UG



*A SUPERBLY PRESENTED DETACHED BUNGALOW IN THIS  
EXCLUSIVE GATED DEVELOPMENT FOR THE OVER 50'S*



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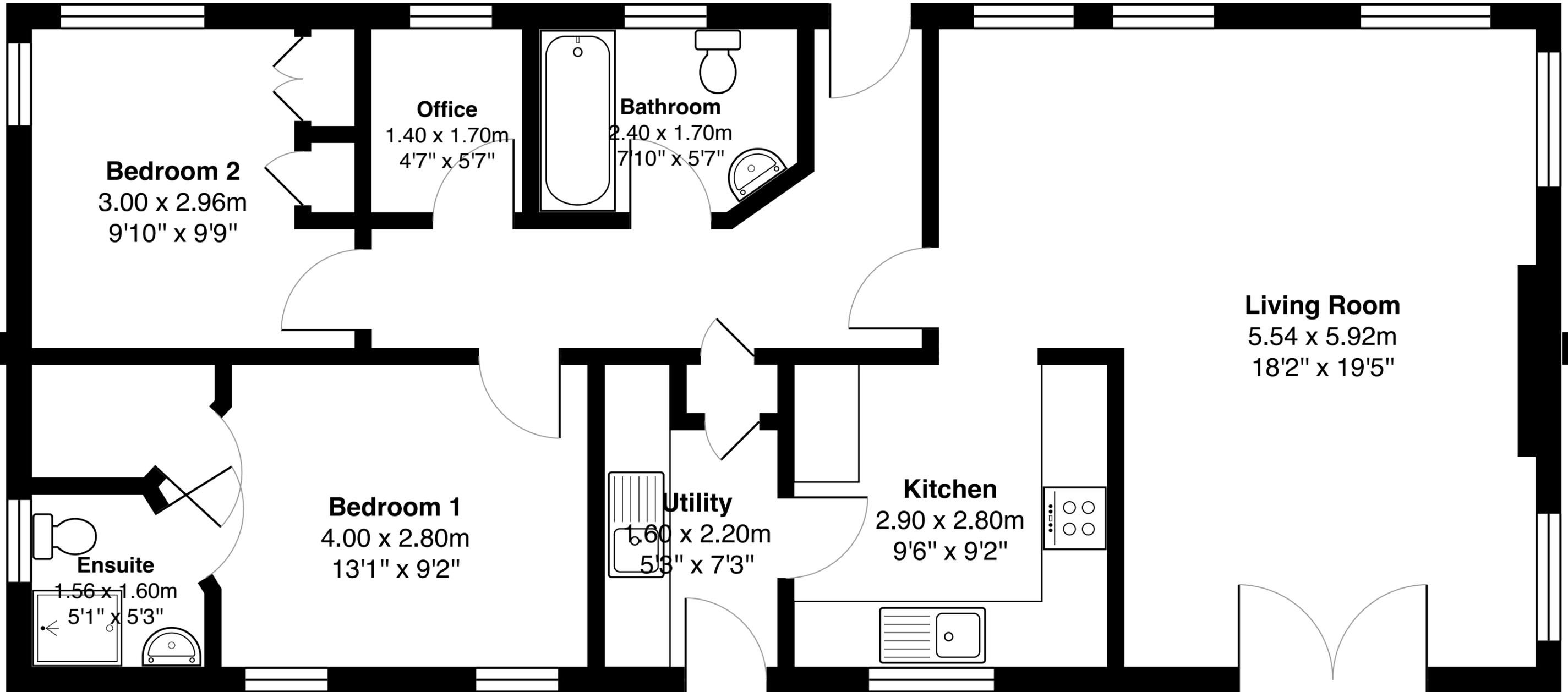
McEwan Fraser Legal are delighted to offer this immaculate detached bungalow, bought new by our existing client only four years ago.



The property is beautifully presented and offers ease of living, you enter into a good-sized reception hall, to the left is a spacious living/dining room. This room is bright and airy, being triple aspect with a vaulted ceiling and French doors to the garden. The kitchen is comprehensively fitted and leads to a useful utility room, also with a door to the garden for more practical access. Along the hall is the master bedroom with an en-suite shower room and walk-in wardrobe, a second double bedroom with wardrobe, study with fitted furniture and a bathroom.

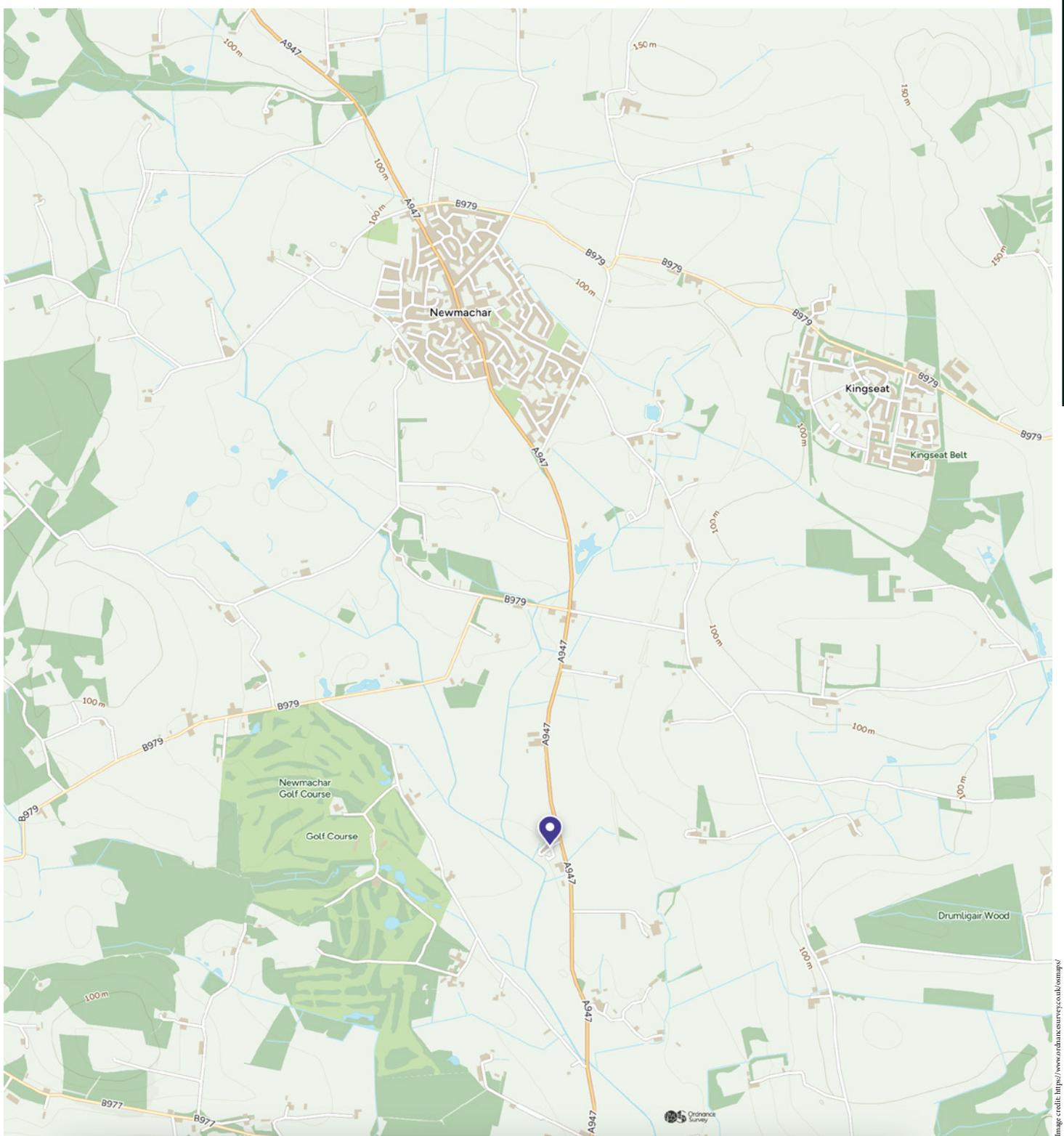








Outside there is off-road parking for one vehicle and a low-maintenance garden, perfect for al-fresco dining.



# McEwan Fraser Legal

Solicitors & Estate Agents

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THE SUNDAY TIMES  
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Text and description  
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