



Bayview 12 St Peter's Road
Newtonhill, AB39 3RG

**ledingham
chalmers**
estate agency



Reception hall



Lounge/dining room



Sitting room

**Bayview 12 St Peter's Road
Newtonhill, AB39 3RG**

**Executive five bedroom detached with double
integral garage**

- Beautifully presented five bedroom detached
- Upgraded throughout
- Superb galleried landing
- Double integral garage
- Mature gardens
- Lovely open outlook towards the sea



Five beds.



Two bathrooms.



Two public rooms.

Executive five bedroom detached with double integral garage

Located in the popular coastal village of Newtonhill, this immaculate executive detached dwelling house with integral double garage is offered for sale. Presented in excellent order throughout the property has undergone a programme of refurbishment with a new fitted kitchen, new bathrooms, the windows and doors have been replaced and the whole property has been decorated in a neutral and pastel palette with co-ordinating flooring. The result is a superb family home ready to move into with minimum inconvenience. The entrance porch has a glazed door and screen leading to the reception hall which has Amtico flooring and an open tread staircase leading to the upper floor. Located off the hall is a useful cloakroom with contemporary style suite. The open plan lounge/dining room has a window to the front, patio doors leading to the rear garden and a feature fireplace with living flame gas fire. Double doors lead from the dining area to the family sitting room which provides a comfortable space for relaxing. The generous dining kitchen is fitted with a range of stylish units with co-ordinating work tops, integrated appliances and Amtico flooring. A separate utility room provides ample space for laundry equipment and storage and leads on to the double integral garage.



Dining kitchen



Galleried landing



Master bedroom

Upstairs there is a stunning galleried landing with window to the front. The master bedroom is a good sized double with lovely outlook to the rear over Cranhill towards the sea. It has fitted wardrobes and access to an en-suite bathroom with Jacuzzi bath and mains pressure shower. There are two further double bedrooms to the rear, both enjoying a pleasant outlook towards the sea and two generous double bedrooms to the front, both with good storage. It is worthy to note that bedrooms two, three and four all have their own sink units. Completing the layout is the family bathroom which is fitted with a contemporary white suite with mains pressure shower over the bath. The property has a tarred drive to the front providing off street parking for several vehicles and leading to a double integral garage with two up and over doors, light and power and door leading to the utility room. There are areas of garden to the front stocked with mature shrubs, perennials and spring bulbs. The fully enclosed private garden to the side and rear is laid in lawn with well-maintained conifer hedging, a paved patio, summer house and shed. This garden provides a safe play area for young children and pets.



Family bathroom

Accommodation and plans

Lounge/dining room	23'4" x 11'8"	7.11m x 3.56m
Sitting room	12'0" x 11'11"	3.66m x 3.63m
Dining kitchen	15'10" x 11'11"	4.83m x 3.63m
Utility room	8'5" x 8'0"	2.57m x 2.44m
Galleried landing	14'11" x 12'2"	4.55m x 3.71m
Master bedroom	15'10" x 12'0"	4.83m x 3.66m
En suite bathroom	7'7" x 5'7"	2.31m x 1.7m
Bedroom 2	15'7" x 11'8"	4.75m x 3.56m
Bedroom 3	12'0" x 11'11"	3.66m x 3.63m
Bedroom 4	11'10" x 9'10"	3.61m x 3m
Bedroom 5	12'1" x 8'11"	3.68m x 2.72m
Family bathroom	7'7" x 6'0"	2.31m x 1.83m

12 St Peters Road



Directions

From Aberdeen travel south along the A92 to Newtonhill. On entering the village proceed straight ahead at the roundabout onto Newtonhill Road. Turn second left, just after the church onto Elsie Place. Follow the road round to the right, turn first left onto St Peter's Road and No 12 is on the right hand side.

Location

Newtonhill is a pleasant coastal suburb located approx eight miles from the city with dual carriageway links. The village has a Tesco supermarket, pharmacy, church and two public houses. There is a well run community centre and village hall, home to a number of clubs and organisations. The local primary school has an excellent reputation and school buses run to nearby Portlethen Academy.

The village has a well used Park & choose with buses running to Aberdeen and the south.

Fixtures and fittings

All carpets, blinds, light fittings and shades included.

Double oven, six ring gas hob, extractor canopy, wine fridge, integral tall fridge, freezer and dish washer included.

Curtains and various items of furniture may be available by separate negotiation.

Services

The property has full gas fired central heating, double glazing and mains pressure hot water.

Arrange a viewing

Viewing by appointment telephone 07415 371223 or by arrangement with Ledingham Chalmers on 01224 632500

Contact us

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Whilst every effort has been made to ensure the accuracy of the information contained in this Schedule, including the floor plan (if applicable) please note that all measurements have been taken with a sonic tape measure and as a result are only approximations; the measurement of doors, rooms and windows and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. Any plans are for illustrative purposes only and should be used as such by prospective purchasers.