



7 St Anne's Crescent | Newtonhill | AB39 3WZ

Spacious Four Bedroom Detached Family Home - Below Valuation

Offers Over £309,000

We offer for sale this most attractive executive four bedroom detached home, located within a hugely sought after residential area in the popular coastal village of Newtonhill within easy walking distance of the local amenities, primary school and transport links. Benefitting from the services of gas central heating and double glazing the property has been maintained and extended over the years to the highest of standards creating a spacious home.

Ready to move in, this ideal family home boasts bright and airy accommodation over two floors with the ground floor comprising a warm and welcoming vestibule opening into the entrance hall with adjoining WC cloakroom fitted with a two piece suite and a storage cupboard. Double doors open through to the lounge which enjoys a lovely front facing aspect allowing ample natural light to flow in and is on semi open plan to the dining room which provides ample space for dining furniture with sliding doors opening through to the sun lounge. The sun lounge is a great addition to this home creating a radiant space in which to relax in with doors out to the rear garden, perfect for opening up in the summer months. Enjoying pleasant views over the rear garden, the family area/dining kitchen enjoys space for dining and seating furniture with access out to the rear garden. The kitchen is fitted with a range of base, wall and drawer units and incorporates contrasting work surfaces, splash back tiling together with integrated fridge, dishwasher, and a free standing Range cooker. The utility room is fitted with coordinating units and allows space for free standing appliances together with a door out to the garden.

Upstairs, the landing has hatch access up to the partially floored loft space, and gives way to the remaining accommodation. The master bedroom is to the front of the property and benefits from built in mirrored double wardrobes along with an en suite shower room. The remaining three bedrooms all enjoy generous proportions and all benefit of built in storage facilities. Completing this home is the well-appointed family bathroom, fitted with a three piece suite with shower over the bath.

Outside, the South facing rear garden is fully enclosed mainly laid with lawn and a selection of mature shrubs, creating a safe place for children and pets to play. The property is situated on a quiet road, close to the "A" road and the local amenities.

ACCOMMODATION

Ground Floor

Lounge

14'6" x 11'9" (4.42m x 3.58m) approx.

Dining Room

10'10" x 10'5" (3.3m x 3.18m) approx.

Sun Lounge

13'3" x 12'8" (4.04m x 3.86m) approx.

Dining Kitchen

25'6" x 14'2" (7.77m x 4.32m) approx.

Utility Room

7'9" x 4'0" (2.36m x 1.22m) approx.

Cloakroom

5'1" x 4'1" (1.55m x 1.24m) approx.

First Floor

Master Bedroom

13'4" x 12'6" (4.07m x 3.81m) approx.

En Suite

8'1" x 4'2" (2.46m x 1.27m) approx.

Bedroom 2

12'6" x 9'1" (3.81m x 2.77m) approx.

Bedroom 3

10'1" x 9'11" (3.07m x 3.02m) approx.

Bedroom 4

9'2" x 8'4" (2.79m x 2.54m) approx.

Bathroom

7'3" x 5'10" (2.21m x 1.78m) approx.

Gas Central Heating

Double Glazing

EPC Band D



Entrance Hall



Lounge



Lounge



Dining Room



Sun Room



Dining Kitchen



Dining Kitchen



Dining Kitchen



Dining Kitchen



Utility Room



WC Cloakroom



Upper Landing



Master Bedroom



Master Bedroom



Ensuite



Bedroom 2



Bedroom 3



Family Bathroom



Rear Garden

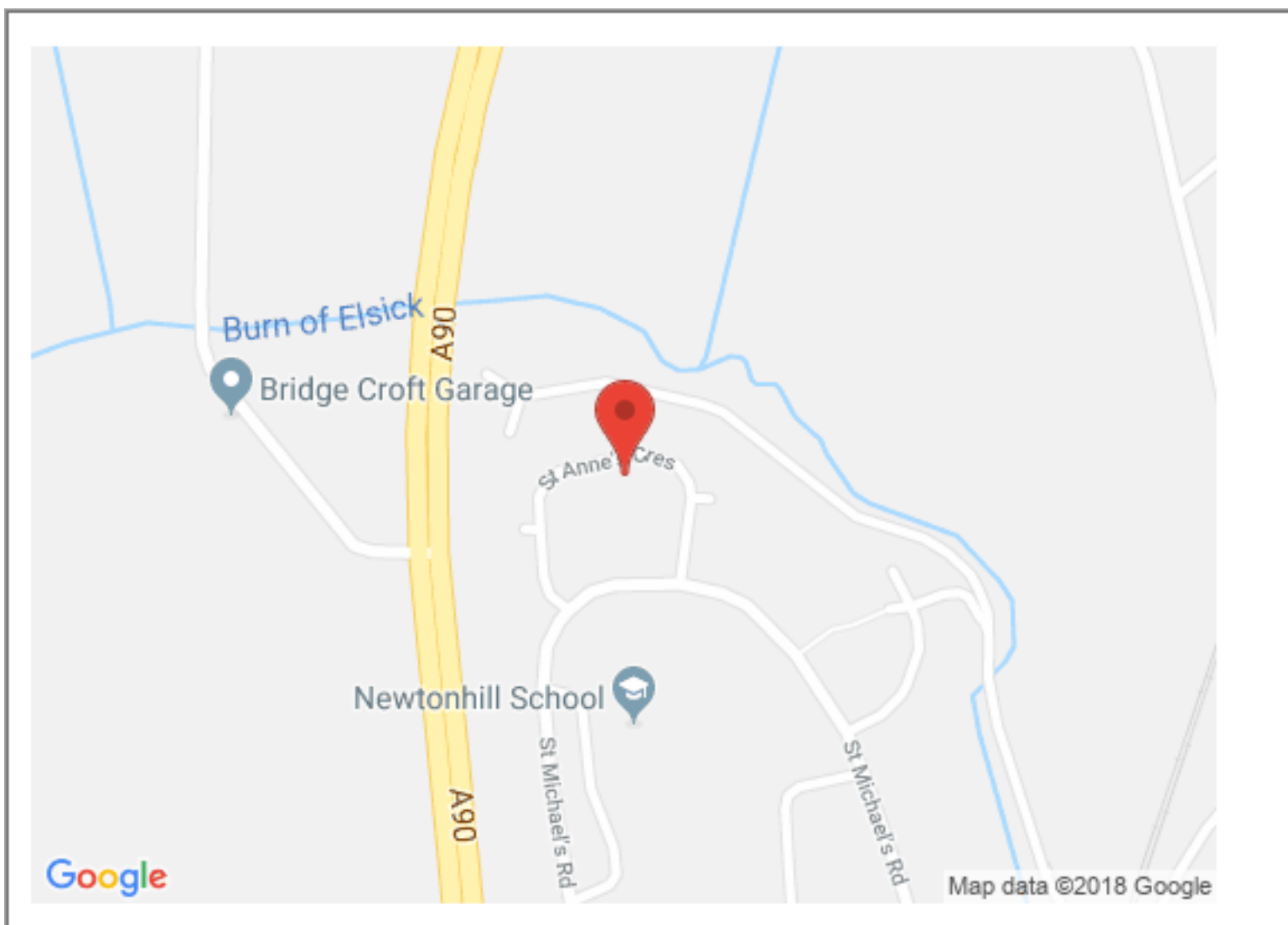


Rear Garden



Rear Garden

Property location



Directions

Travelling south on the A90 from Aberdeen, take the first exit signposted for Newtonhill. Continue through one roundabout then take a left onto St. Crispins Rd, follow this road round to the left then take a right onto St. Ternans Rd. Continue onto St. Michaels Rd before turning left onto Saint Annes Crescent. The property is located along on the right hand side.

Location

Newtonhill is a very popular coastal village nine miles south of Aberdeen, with easy access to the main A90 dual carriageway, and six miles north of Stonehaven. The property is situated within close proximity to all local amenities including Nursery School and Community Centre, local shops and pubs. More facilities are available two miles away in Portlethen or Stonehaven itself.

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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 close 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.