



11 The Quay

Newburgh, Aberdeenshire, AB41 6DA

ledingham
chalmers
estate agency



Lounge



Kitchen



Master Bedroom

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Stunning ground floor apartment with views over to the ythan estuary and nature reserve.

- Stunning ground floor three bedroom apartment
- Views over to the Ythan Estuary and Nature Reserve.
- Open plan dining/kitchen/lounge
- Gas central heating & double glazing
- Exclusive parking space



Three beds.



Two bathrooms.



One public room.

Stunning ground floor apartment with views over to the ythan estuary and nature reserve.

We are delighted to present for sale this stunning executive apartment set in a wonderful location to appreciate the Ythan Estuary and Nature Reserve views.

Forming part of a significant water front development by Chap Homes, this apartment has been finished to the highest of standards and benefits from the modern comforts of gas central heating, double glazing and an entrance alarm system.

Entering the property through the main entrance door and number 11 is located on the ground floor.

The apartment is entered from the communal hallway and leads to the bright and spacious inner hallway.

Partially glass double doors lead to the most impressive open plan Kitchen/Lounge/Dining Room.

The fully equipped kitchen has been fitted with light beach wood base and wall units with contrasting work surfaces. Integrated Fridge, Freezer, oven, hob, extractor fan and dishwasher shall all remain as part of the sale.

With ample natural light flowing through the room, the dining area has large windows to enjoy the spectacular view.

Further double doors at the end of the lounge open out to the balcony where there is an area to enjoy al fresco dining.



Bedroom 2



Balcony



View



View

The master bedroom is decorated in fresh neutral tones and has the benefit from triple fitted wardrobes.

The en suite shower room is partially tiled and comprises a shower cubicle, wc, wash hand basin and a heater towel rail.

There are two further double bedrooms both with built in storage.

Completing the accommodation the family bathroom is partially tiled with a bath, wc, wash hand basin with under storage cabinets and heated towel rail.

Outside, there is a shared outbuilding to store bikes and rubbish bins.

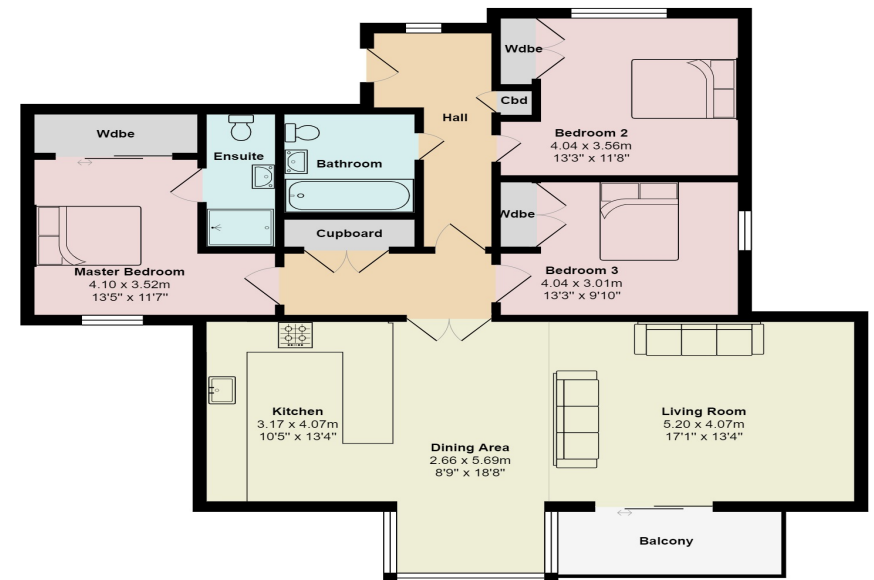
Number 11 has an exclusive parking space situated to the front of the property.

This unique property must be seen to be fully appreciated and viewing is highly recommended.

Accommodation and plans

Bedroom two	13'3" x 11'8"	4.04m x 3.56m
Bedroom three	13'3" x 9'10"	4.04m x 3m
Master bedroom	13'5" x 11'7"	4.09m x 3.53m
Kitchen	13'4" x 10'5"	4.07m x 3.18m
Dining area	18'8" x 8'9"	5.69m x 2.67m
Lounge	17'1" x 13'4"	5.21m x 4.07m

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Directions

Travelling from Aberdeen in the direction of Ellon take the slip road signposted Newburgh and follow the road into the village. At the junction take a left (at the church) and continue along the Main Street until almost leaving the village. The Quay development are the last properties in the village on the right hand side of the road.

Location

Newburgh is a particularly pleasant coastal village having a strong community spirit and is within easy commuting distance of Aberdeen City centre approx 14 miles, Dyce and within easy access to Ellon. The beautiful local Beach and Forvie Nature Reserve offer a great variety of wild life. Local amenities include an 18 hole championship golf course, local shops, restaurants and primary school. The new AWPR road links provide quick access to the airport, new exhibition centre, the city centre and beyond.

Arrange a viewing

Viewing 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.