



1 Ythan Gardens | Newburgh | Ellon | AB41 6BR

Semi-Detached Four Bedroom Executive Family Home

Fixed Price £339,750

With an innovative design this four bedroom executive family home exemplifies the modern lifestyle for the entire family, given the contemporary style and design of this superb property.

Built by Scotia Homes, one of the areas foremost home builders, this property has all the requirements of modern living with the property being entered into a vestibule with storage cupboard which leads on to the welcoming entrance hallway and staircase to the upper floor. The lounge has a picture window to the front and has ample space for a full range of lounge furniture, with double doors opening into the dining room which has patio doors to the rear garden, ideal for al fresco dining or the like. The kitchen is on open plan with the dining room and fitted with an excellent range of modern base and wall units with various integrated appliances included, walk-in storage/pantry cupboard, access to both the utility room and the reception hallway. The utility room is plumbed for automatic washing machine, has a storage cupboard and door to the rear garden. Located off the utility room is the cloakroom fitted with two piece suite comprising w.c. and wash hand basin. Completing the ground floor accommodation is the spacious family room overlooking the front, again with storage space and access to the reception hallway.

On the upper level the galleried hallway allows access to all bedroom accommodation, with the master bedroom overlooking the front and having the benefit of two double wardrobes with ample shelf and hanging space and an en suite fitted with three piece suite comprising w.c. and w.h.b. set in bathroom furniture and a shower cubicle with thermostatic shower. The three further double bedrooms are all of excellent proportions and all have wardrobe accommodation. The bathroom is located to the rear and has a three piece suite comprising w.c., wash hand basin and bath and also has a storage cupboard.

Outside, the property sits on a sizeable plot with parking space and enclosed rear garden.

ACCOMMODATION

Ground Floor

Entrance Vestibule
Reception Hallway
Formal Lounge
15'2" x 12'8" (4.62m x 3.86m) approx.
Kitchen
14'10" x 10'7" (4.52m x 3.23m) approx.
Dining Room
11'8" x 10'7" (3.56m x 3.23m) approx.
Family Room
11'1" x 10'0" (3.38m x 3.05m) approx.
Utility Room
8'10" x 6'8" (2.69m x 2.03m) approx.
Cloakroom
6'7" x 5'5" (2.01m x 1.65m) approx.

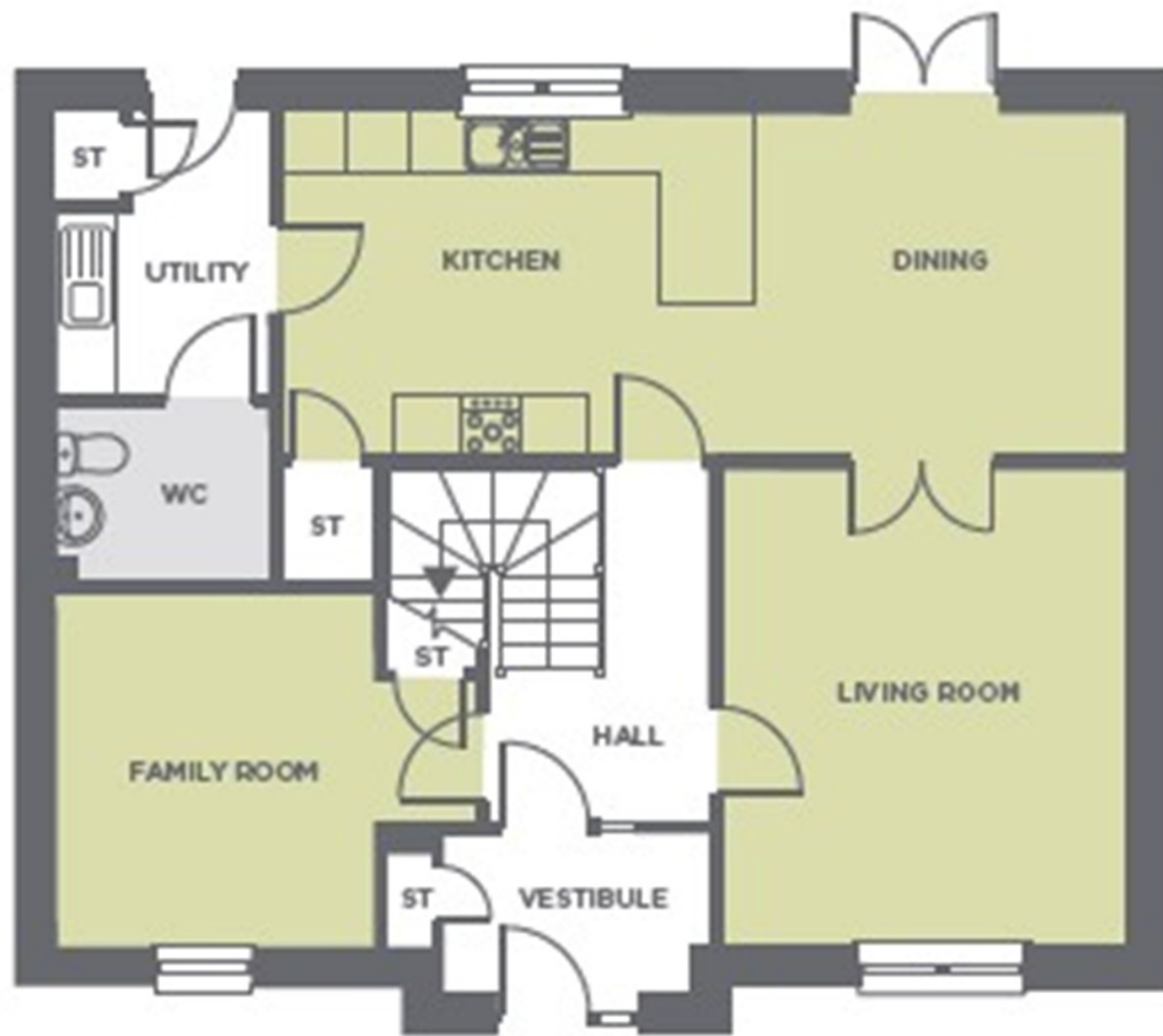
First Floor

Upper Hallway
Master Bedroom
15'2" x 12'3" (4.62m x 3.73m) approx.
En Suite
10'7" x 6'8" (3.23m x 2.03m) approx.
Bedroom 2
14'1" x 10'0" (4.29m x 3.05m) approx.
Bedroom 3
14'1" x 10'0" (4.29m x 3.05m) approx.
Bedroom 4
14'7" x 10'8" (4.45m x 3.25m) approx.
Bathroom
8'4" x 6'8" (2.54m x 2.03m) approx.

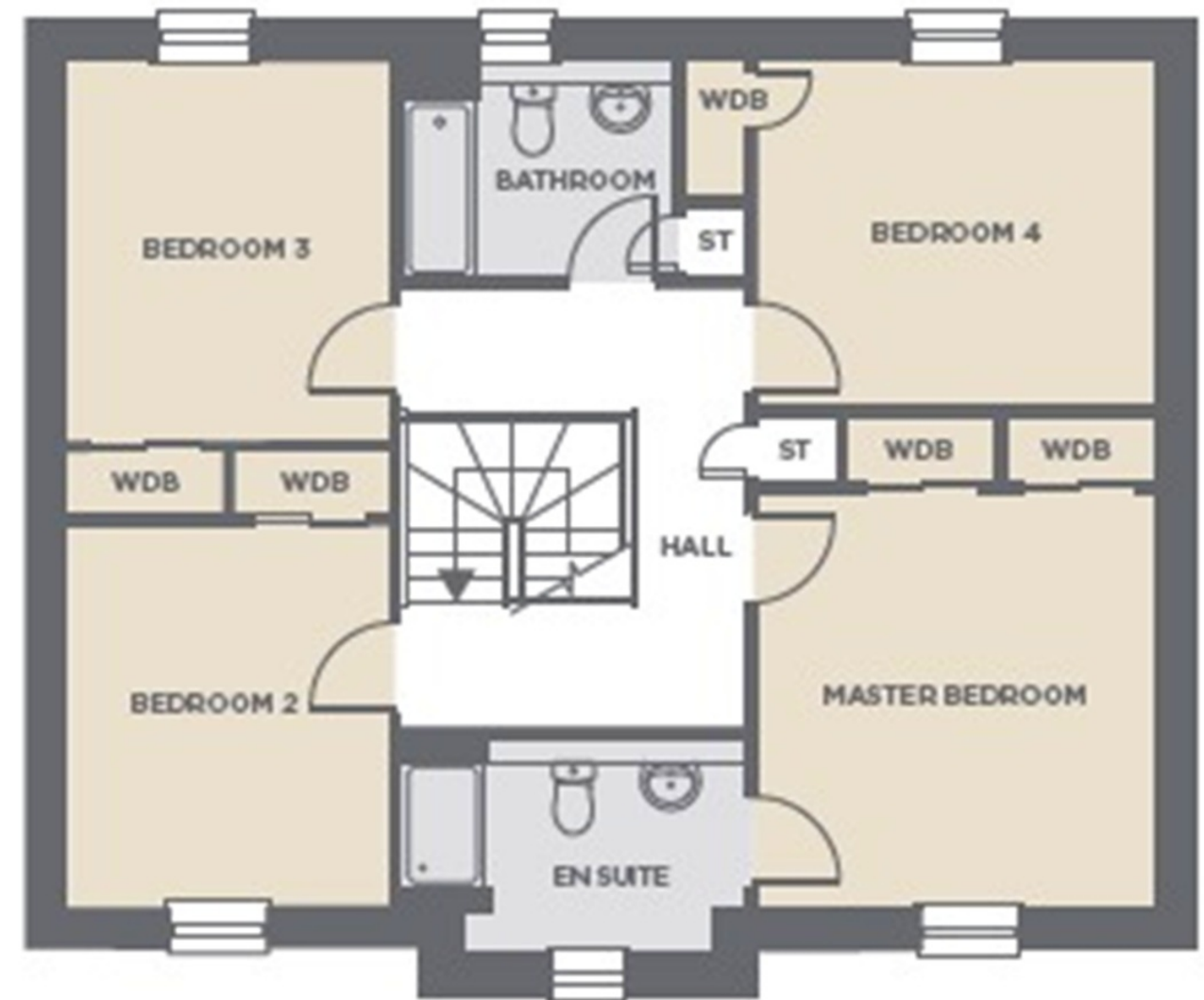
Gas Central Heating Double Glazing

EPC Band B 164.8 sq m Floor Area

Part Exchange Available (subject to terms and conditions)



GROUND FLOOR



FIRST FLOOR

Floor Plan

Viewing By Appointment Telephone Keith Mann on 07967 593479 or By Arrangement with Ledingham Chalmers on 01224 632500

Property location



Directions

Travel north along the A90 passing Balmedie and exit signposted "Newburgh" (A975); continue along Main Street and take first left into Knockhall Road.

Location

Knockhall is in the catchment area for the respected Newburgh Mathers Primary School and nursery, and local secondary school, Ellon Academy, is just a 10-minute drive, or short bus ride away. Newburgh has local shops for all the essentials and is close to some of the best places to eat and drink in the north-east.

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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.