



11 The Quay
Newburgh , AB41 6DA

ledingham
chalmers
estate agency



Lounge Area



View

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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



Lounge Area

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

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.

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.