



64 Main Street,
Newburgh, Ellon, AB41 6BL

**ledingham
chalmers**
estate agency



Kitchen / Diner / Sun Room



Kitchen / Diner / Sun Room



Bedroom

Two bedroom detached bungalow

- Bright and spacious Hallway leading into accommodation
- Two excellent sized Bedrooms with fitted storage
- Stylish Kitchen with appliances included in sale
- Open plan Dining Room / Sun Room with access to rear
- Part tiled Shower Room with walk-in shower
- Fully enclosed private Garden to rear



Two beds.



One bathroom.



One public room.

We are pleased to offer for sale this original Fishermans cottage original dating from the mid 1800s and now fully renovated and ready for the next purchaser to move into.

The cottage is discreetly tucked away in a most pleasant and peaceful location, yet in the heart of the village of Newburgh. The property offers generous accommodation on one level with features including full double glazing, gas central heating and a fully floored loft space with ramsay ladder.

Upon entering, a double glazed front door provides access into the welcoming entrance hallway leading to all accommodation and featuring three large feature velux windows allowing natural light to flood in. The hallway is laid in laminate wood flooring with neutral decor and hosts a fantastic storage cupboard with plumbing for washing machine.

The dining room / sun room is set on open plan with the kitchen and is a particularly large, stunning room with patio doors to garden and many windows giving this room an overall feeling of spaciousness. The stylish kitchen has been fitted with a range of quality base units and contrasting work surfaces, sink and drainer unit, a range of integrated appliances and further space for a full size fridge freezer.



Bedroom



Shower room



Hallway

The first bedroom is a bright and spacious double bedroom with two windows overlooking the garden and benefiting from excellent storage with two fitted deep wardrobes both providing ample shelving and hanging space.

The second bedroom is another good sized double bedroom again with window overlooking garden and fitted wardrobe providing shelving and hanging space. A hatch provides access to a fully floored loft space with ramsay ladder, power and light.

The most spacious shower room has been fitted with a walk-in shower tray, WC and wash hand basin, large chrome heated towel rail, spotlights and large frosted window to rear.

Externally, the garden to rear is fully enclosed, laid to lawn and boasts colourful flower beds and a handy shed for keen gardeners.

Early viewing is highly recommended to appreciate the peaceful location on offer.



Exterior

Accommodation

Entrance Hall	5'5" x 9'7"	1.65m x 2.92m
Hallway	6'8" x 27'4"	2.03m x 8.33m
Bedroom	10'9" x 11'5"	3.28m x 3.48m
Bedroom	9'7" x 10'0"	2.92m x 3.05m
Bathroom	9'7" x 7'2"	2.92m x 2.18m
Kitchen / Diner	16'8" x 11'11"	5.08m x 3.63m
Sun Room	13'4" x 12'11"	4.07m x 3.94m



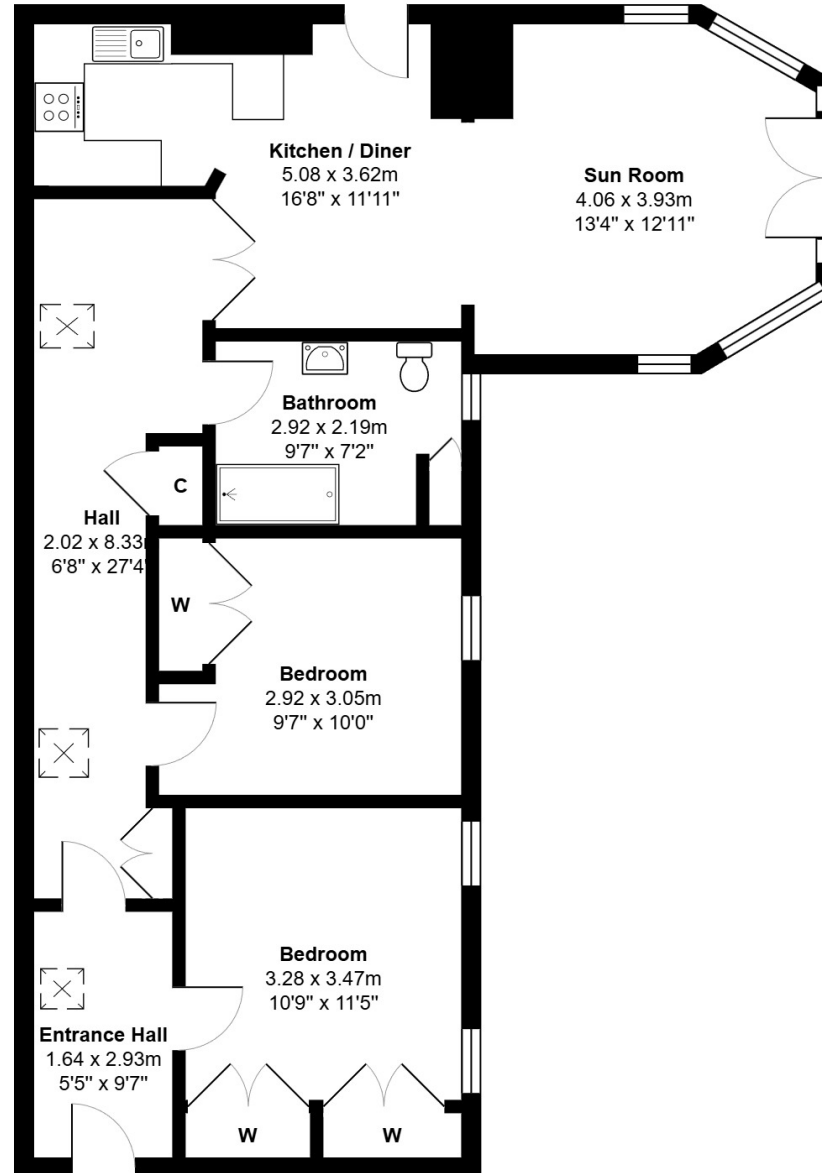
Rear Garden



Views

Floorplan

64 Main Street



Directions

From Aberdeen travel north along the A90 Aberdeen/Ellon Road and follow the signs for Newburgh. On entering the village of Newburgh continue for a few hundred yards and number 64 can be found on the right hand side behind the house at number 56. Access is gained up a shared driveway.

Location

Newburgh is a popular coastal village, affording the opportunity to reside in pleasant tranquil surroundings whilst being ideally situated for commuting to Bridge of Don, Aberdeen and Dyce. The area is well served by local recreational facilities including an 18-hole golf course, salmon and seatrout fishing on the River Ythan, walks along splendid beaches, and the famous Forvie Sands, which is a designated Nature Conservation area. There is also a primary school in the village, the local shop and the Newburgh Inn. The larger town of Ellon with all its amenities is conveniently situated approx. 5 miles away.

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.

Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

Contact us

Ledingham Chalmers
Johnstone House,
52-54 Rose Street, Aberdeen
AB10 1HA

Tel: 01224 632500
property@ledinghamchalmers.com

lcea.com