



18 The Quay, Newburgh, Aberdeenshire AB41 6DA

Offers over £419,000

IMMACULATE AND BEAUTIFULLY PRESENTED FOUR BEDROOM WATER FRONT TOWNHOUSE ON THREE FLOORS, WITH EXTENSIVE DOUBLE GARAGE AND INCREDIBLE VIEWS OVER THE ESTUARY AT RIVER YTHAN

Stronachs

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Viewing: Contact Selling Agents on 01224 626100

We are truly delighted to bring to the market this BEAUTIFULLY PRESENTED IMMACULATE FOUR BEDROOM TOWN HOUSE ON THREE FLOORS, set in a corner of a fabulous modern development by CHAP homes with magnificent views over the Estuary. Benefitting from gas central heating and full double glazing, great care has been taken with the internal finishings and thoughtful design to allow balconies to both the front and rear of the building, a fully enclosed garden, and extensive Double Garage. The accommodation comprises, on the ground floor: Entrance Vestibule; Inner Hall; Shower Room with underfloor heating; large Utility Room with access to rear garden; and integral access to the Double Garage. On the upper floor is the stunning Lounge/Dining Room with generous balcony allowing views over the water; with large modern Kitchen off; Bedroom 4/Office with front balcony access. The sumptuous Master Bedroom is located on the top floor, with dressing area, large private balcony; and En-Suite Shower Room. Two further Bedrooms and Family Bathroom with underfloor heating complete the accommodation. There is off-street parking to the front, and fully enclosed and easily maintained garden to the rear.

AREA

The Quay is a lovely and bespoke modern development by CHAP homes, with small finishing touches such as portholes in the front door to highlight the waterfront location. There is a well maintained and attractive central landscaped area with seating area and visitor parking to the the front. The property enjoys a superb location within the popular coastal village of Newburgh within walking distance of the local amenities the Village has to offer. Newburgh is ideally situated for commuting to Bridge of Don, Dyce and Aberdeen. The area is well served by a range of local recreational facilities including salmon and sea trout fishing on the River Ythan, walks along the splendid estuary beaches and the Forvie Sands, which is a designated Conservation area and an 18 hole golf course. The village also benefits from a primary school, local shop and restaurants. Newburgh is well known for its famous 'seal beach' where you can watch seals in their natural habitat from a distance.

ENTRANCE VESTIBULE & INNER HALL



Accessed via wooden door with porthole style glazed inset, the welcoming Entrance Vestibule and remainder of the ground floor is tiled. Ceiling light fitting,, telephone point, and alarm panel. Large store cupboard housing the heating system. Internal door with glazed side panel leads to the large Inner Hall, with ceiling light fitting and central heating radiator. Carpeted staircase to the upper floor. Door to Utility Room.

SHOWER ROOM 7' 4" X 7' 0" (2.24M X 2.13M)



Partially tiled and fitted with a three piece suite comprising wash hand basin and toilet pedestal in vanity, with recessed shower cabinet. Underfloor heating, inset ceiling downlighters and central heating radiator. Large understair storage cupboard.

UTILITY ROOM 11' 0" X 9' 4" (3.35M X 2.84M)



Accessed from the Inner Hall, again with tiled flooring. This room is fitted with bas units and inset sink, with space for washing machine and tumble drier. A cupboard houses the internal speaker system wiring etc. Window to rear overlooking the garden and rear door providing access. Door to Integral Double length Garage.

DOUBLE GARAGE 33' 1" X 12' 4" (10.08M X 3.76M)



This double length Garage easily houses two large vehicles and also has an electric charging point. There are up and over doors to both the front and rear which is great for allowing access to the garden. Two ceiling light fittings and smoke alarm.

FIRST FLOOR LANDING



Carpeted stairs from the Inner Hall lead to the first floor landing and provides access to the remaining accommodation.

LOUNGE/DINING ROOM 23' 9" X 20' 0" (7.24M X 6.10M)



This is a simply stunning room, exceptionally spacious with ample room for relaxing and formal dining. Beautifully decorated and laid with quality flooring, a feature of this room has to be the sizeable balcony to the rear. With a bank of sliding doors, this room is bathed in natural light and allows incredible unspoilt views over the Estuary. There is a wall mounted television and inset flame effect fire. Inset ceiling downlighters over the main Lounge, and ceiling light fitting over the Dining area. The decked balcony has space for outdoor furniture and is sheltered from wind. The Lounge has dual access from the Landing via door with floor to ceiling glazed side panels, and sliding doors from the Kitchen. There are also inset surround sound speakers.

MAIN BALCONY



KITCHEN 13' 3" X 13' 0" (4.04M X 3.96M)



The Kitchen is fitted with a high quality range of wall and base units, some of which are high gloss, with complimenting work surfaces, and central breakfast bar. The integrated appliances include fridge/freezer, double oven, five burner hob with extractor hood over, and dishwasher. Surround sound speakers, smoke alarm and central heating radiator. Laser cut sink and drainer with mixer tap. Under unit lighting. Access from the Hall and also with sliding doors to the Lounge/Dining Room. Window to front.

BEDROOM 4/OFFICE 11' 5" X 10' 2" (3.48M X 3.10M)



Currently used as a large Home Office, this Double Bedroom has windows to the front and glazed door to the side accessing the front balcony area. Neutrally decorated and benefiting from double built-in wardrobes allowing hanging and shelf storage. Television and telephone points. Central heating radiator.

UPPER FLOOR LANDING



Carpeted stairs lead from the first floor to the spacious upper floor landing, which is bathed in natural light from two sun tunnel light fittings. Ceiling light fitting.

MASTER BEDROOM 20' 0" X 13' 5" (6.10M X 4.09M)



Superb generous Master Bedroom, beautifully decorated and benefiting from wall to wall built-in double depth wardrobe allowing excellent hanging and shelf storage, with additional large dressing area. Wall mounted television, ceiling light fitting in main area and downlighter in Dressing area. Speaker system. Central heating radiator. Sliding glazed doors allow incredible open views, bathing the Bedroom in natural light and leading to the spacious sheltered balcony. Door to En-Suite. Shower Room.

MASTER BALCONY



EN-SUITE 8' 0" X 5' 6" (2.44M X 1.68M)



Mostly tiled and fitted with a three piece suite comprising wash hand basin and toilet pedestal in vanity, and separate shower cabinet. Chrome ladder style radiator, downlighters and sun tunnel light fitting. Shaver point.

BEDROOM 2 13' 0" X 12' 9" (3.96M X 3.89M)



Second spacious Double Bedroom, again benefiting from double built-in wardrobes allowing excellent hanging and shelf storage. Ceiling light fitting, central heating radiator and wall mounted television. Speaker system and built-in usb ports. Double window to the front.

BEDROOM 3 12' 8" X 10' 2" (3.86M X 3.10M)



Third Double Bedroom, tastefully decorated and again situated to the front of the property and benefiting from double built-in wardrobes allowing hanging and shelf storage. Ceiling light fitting, central heating radiator, television point. Hatch to loft space.

FAMILY BATHROOM 13' 0" X 6' 2" (3.96M X 1.88M)



Exceptionally spacious and mostly tiled, the Bathroom is fitted with a wash hand basin and toilet pedestal in vanity, bath, and wall mounted mirrored cabinets. Underfloor heating and chrome ladder style radiator. Sun tunnel light fitting and additional downlighters. Shaver point.

EXTERNAL



The property occupies a sizeable corner plot within the development, with an area of lawn to the front and locbloc parking leading to the double length Garage. The fully enclosed rear garden is on two levels and maximises on the water front position, designed for ease of maintenance with a mix of paving and gravel surfaces. There are numerous spots to enjoy the views and lovely weather. The rotary clothes drier is to remain.

There is also a well maintained central grass area with plants and seating which costs around £70 per quarter for grass cutting etc.

VIEWS



EXTRAS

All carpets, curtains, blinds and light fittings are included in the sale, together with the integrated appliances in the Kitchen, the usual fixtures and fittings in the Family Bathroom, En-Suite and Shower Room, and the rotary clothes drier.

COUNCIL TAX BAND - G

EPC BANDING - B



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