

49 School Crescent

NEWBURGH, ELLON, ABERDEENSHIRE, AB41 6BH



Spacious semi-detached three-bedroom, two-bathroom dwelling of circa 1975, situated in the heart of a picturesque Village renowned for its nature reserve



01224 472 441



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



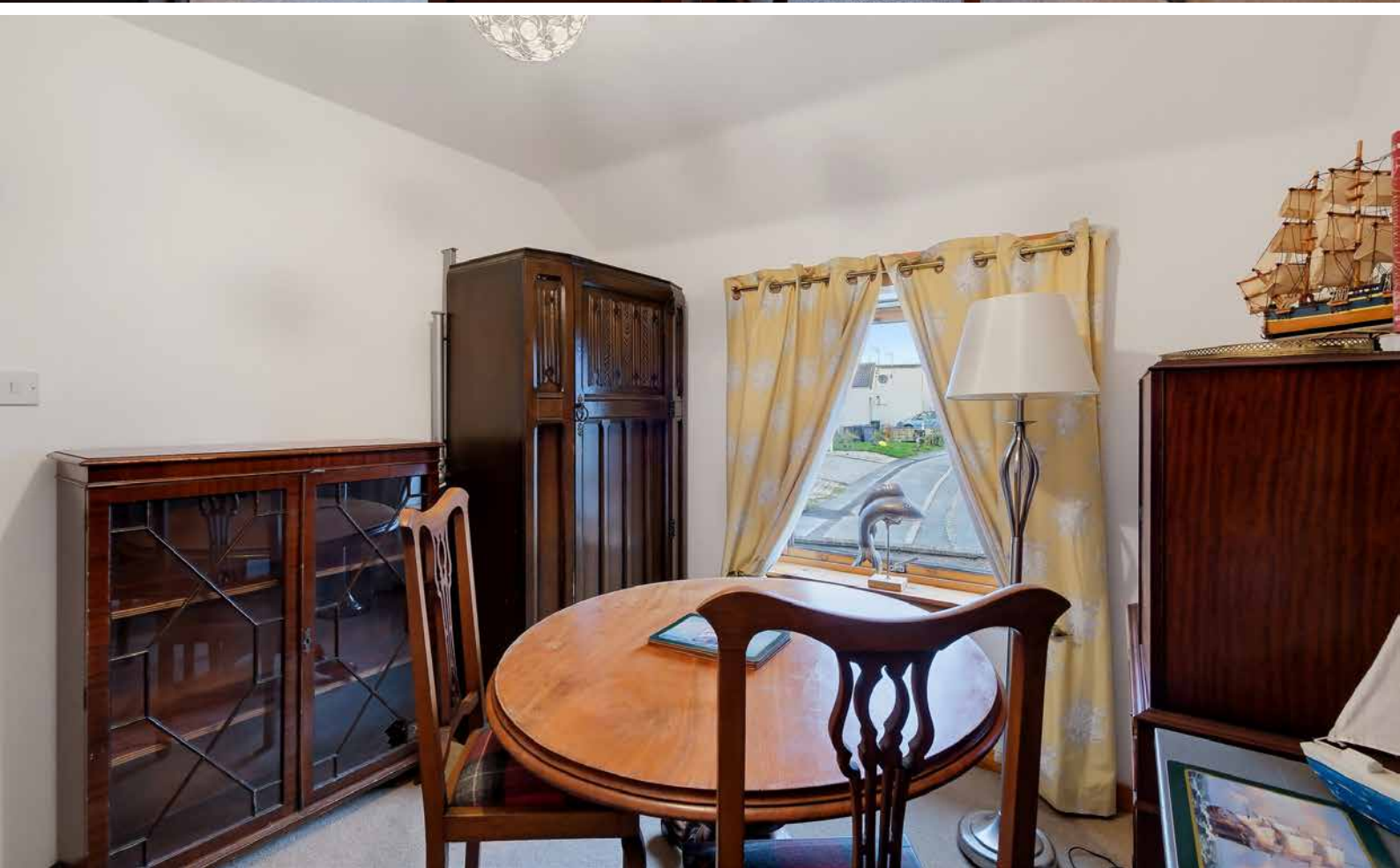
49 School Crescent, Newburgh, is located in a popular residential area in the heart of the village, within easy walking distance of local amenities. The spacious, versatile living accommodation over two levels requires modernisation and upgrading, which could be completed whilst living there. The property currently benefits from double-glazed windows with an oil-fired heating system. It will make a fantastic first-time purchase or a great opportunity as a buy-to-let.

THE LOUNGE



The accommodation comprises: a vestibule that adds an element of privacy and provides access to the reception hall, which in turn leads to all accommodation. There are two main rooms on the ground floor. The lounge is a warm and comfortable room and enjoys a rear aspect with an electric fire as a central focal point. To the front of the property is a formal dining room/third bedroom with a centrally located family shower room.

THE DINING ROOM / BEDROOM



THE KITCHEN & SUN ROOM



The open-plan kitchen is fitted with a wide range of base and wall units with contrasting worktops and splashback with a mixture of integrated and standalone appliances. The kitchen is open plan to the sunroom, which in turn leads to the rear garden and patio area.





The carpeted staircase with a wooden balustrade leads to the upper level, where you have two double bedrooms, both of which are of a good size and can accommodate a range of free-standing furniture. A family bathroom with an electric shower over the bath completes the accommodation. There are also ample storage cupboards on both floors.

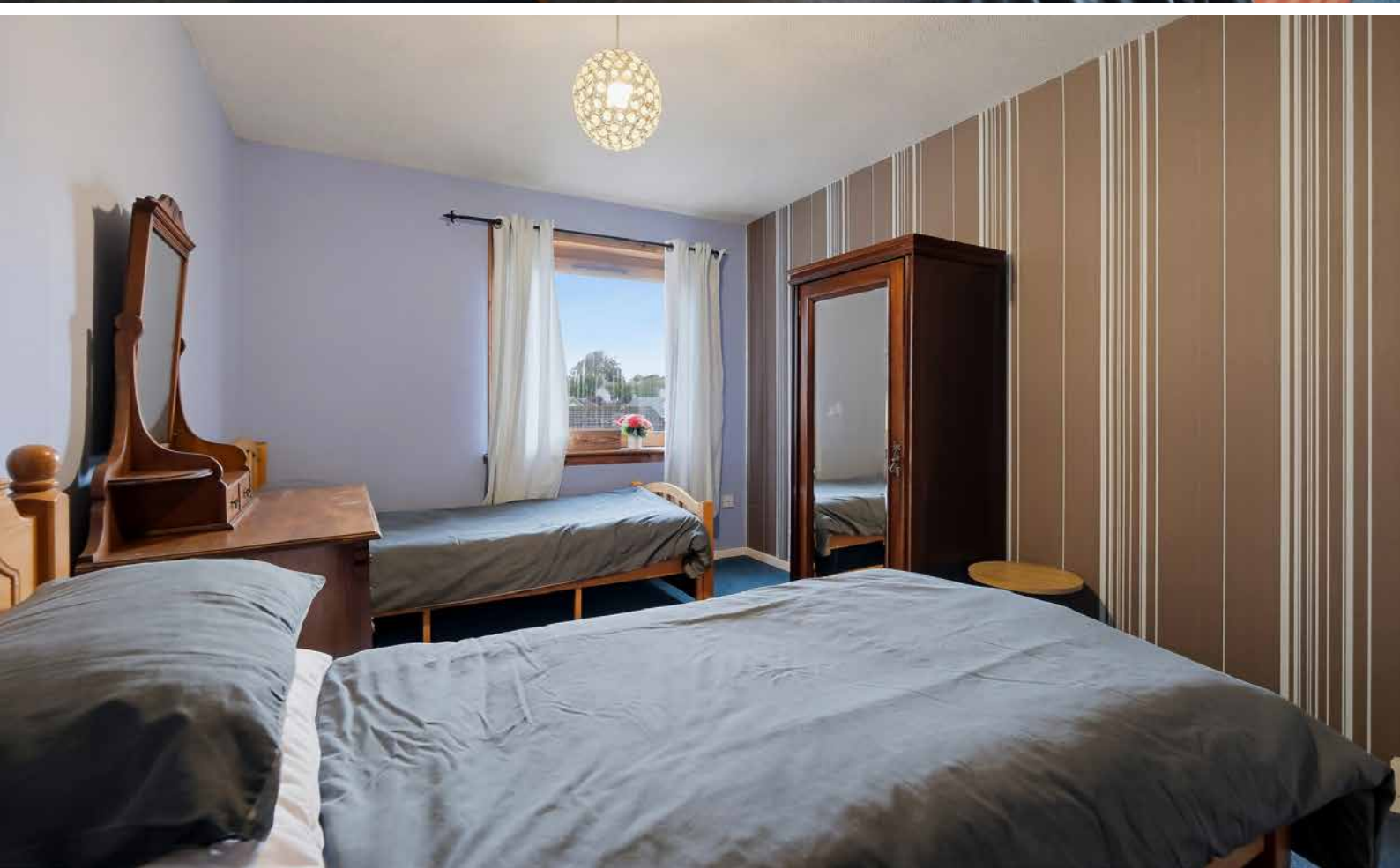
THE BATHROOM



BEDROOM 1



BEDROOM 2



EAVES

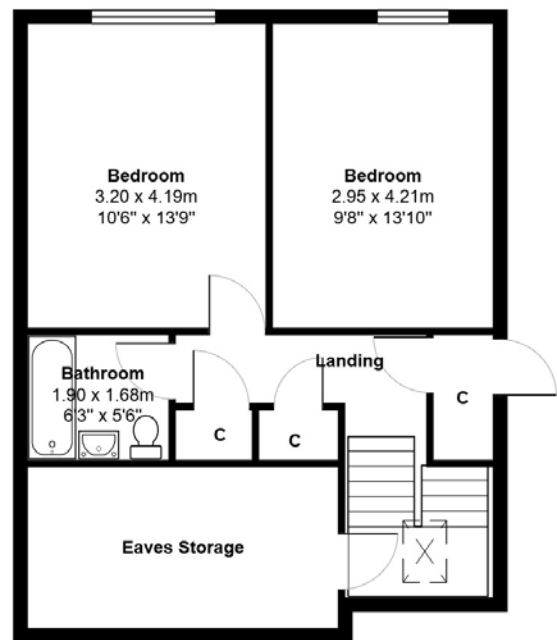


Free on-street parking is available at the front of the property, with off-street parking available for a single vehicle in front of the adjacent garage. The front garden is bordered by a small wall which is gated; the garden is laid partially to lawn, with a stone path to the front door. The spacious rear garden, which is accessed from the sunroom, is bordered by a large fence, with borders containing mature trees, shrubs, plants and seasonal flowers. The garden is also subdivided into various areas: vegetable area, patio area, and garden. The garden also provides a safe environment for those with children or pets. A further wooden potting shed and garden shed will remain.

EXTERNALS



FLOOR PLAN & DIMENSIONS

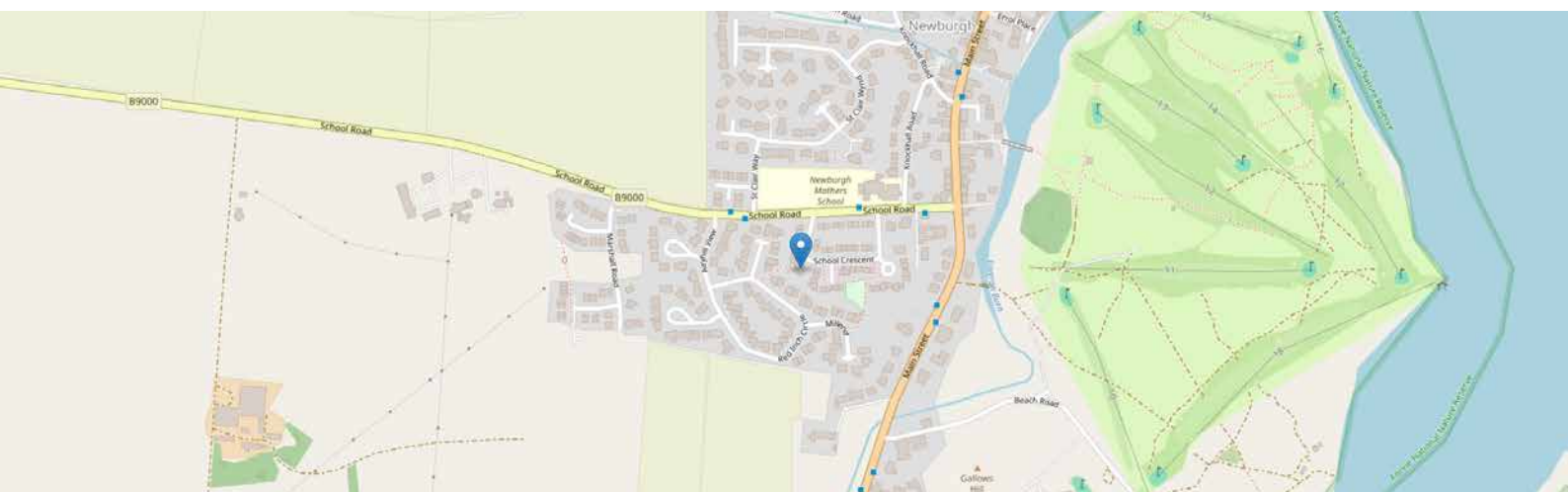


Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 107m² | EPC Rating: E

Services: Mains electricity, mains water and drains, with oil-fired central heating.

Extras: All fitted floor coverings, blinds, curtains, and light fittings are included in the sale. Other soft furnishings and electrical items are by separate negotiation.



THE LOCATION

Newburgh is a large village of historical interest located on the sandy estuary of the River Ythan. The origins of the village date back to 1261 and later developed as a centre for salmon fishing and as a small port. By the 1850s, there was a steady traffic of boats and barges calling at the newly built quays on the River Ythan.





This stunning, quaint and quiet village is fast becoming a desirable place to live, especially now with the completion of the Aberdeen Western Peripheral Route (Bypass), which offers convenient and direct routing to Aberdeen in the south and Peterhead in the north. Within the village, there is pre-school and primary schooling at the highly regarded Newburgh Primary, with the area being zoned for secondary education at the nearby state-of-the-art academy at Ellon.

Newburgh is located in the heart of a Nature Conservation area, "The Ythan Estuary", minutes from this property, and is renowned for its wildlife and the abundance of breeding seabirds, winter wildfowl and Eider Ducks that frequent this area. There are miles of sandy beaches to be explored with numerous leisure facilities available, several eighteen-hole golf courses all within a short drive of this property, including the Trump International Links Course at Balmedie. Within the village, there is a small retail shop, a renowned hotel and restaurant, and all the other normal facilities one would expect locally in the vibrant town of Ellon, approximately six miles north, where you have an NHS health centre, secondary education at the recently built Ellon Academy, local and specialist shops, Post Office, restaurants, cafés, pubs and major supermarkets. The village and town are well served by regular local transport.

Aberdeen city centre and Dyce Airport are approximately thirteen miles to the south of the property and are both easily commutable. The city offers excellent bus and rail service with national and international flights provided from Dyce Airport.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01224 472 441

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
PETER REID
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

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