



Deuchar House Sandyford Road, Newcastle Upon Tyne, NE2 1XG

Offers Over £95,000

Hive Estates is delighted to present this beautiful two-bedroom apartment, situated on the second floor of the iconic Deuchar House in Sandyford, Newcastle upon Tyne. This stunning Grade II listed building has been sympathetically converted into modern apartments, offering a rare opportunity to own a piece of history combined with contemporary living.

Upon entering, a welcoming hallway provides access to all rooms and includes a useful built-in storage cupboard. The heart of the home is the spacious open-plan lounge and dining area, filled with natural light from two sets of large sash windows. A central feature fireplace adds character, while the wood-effect laminate flooring enhances the modern, airy feel. An archway leads into the kitchen, creating a semi-open layout that maintains flow whilst offering a sense of separation. The kitchen is fitted with cream and sage green units, complemented by cream worktops, with space for freestanding appliances.

Both bedrooms are generously sized, with the master bedroom beautifully decorated and featuring large windows that flood the space with light. The bathroom is modern and practical, complete with a bath and shower over, pedestal basin, WC, and chrome heated towel rail.

Further benefits include private rear parking and use of a communal laundry room for residents. Perfectly located, the property is within walking distance of Jesmond Metro station, Newcastle city centre, and the independent cafes, restaurants, and shops of Sandyford. This apartment is ideal for first-time buyers and offers an exceptional opportunity to own a stylish home in a sought after and historic development.

Lounge/Diner 16'4" x 16'8" (5.00 x 5.10)

Kitchen 6'6" x 8'2" (2.00 x 2.50)

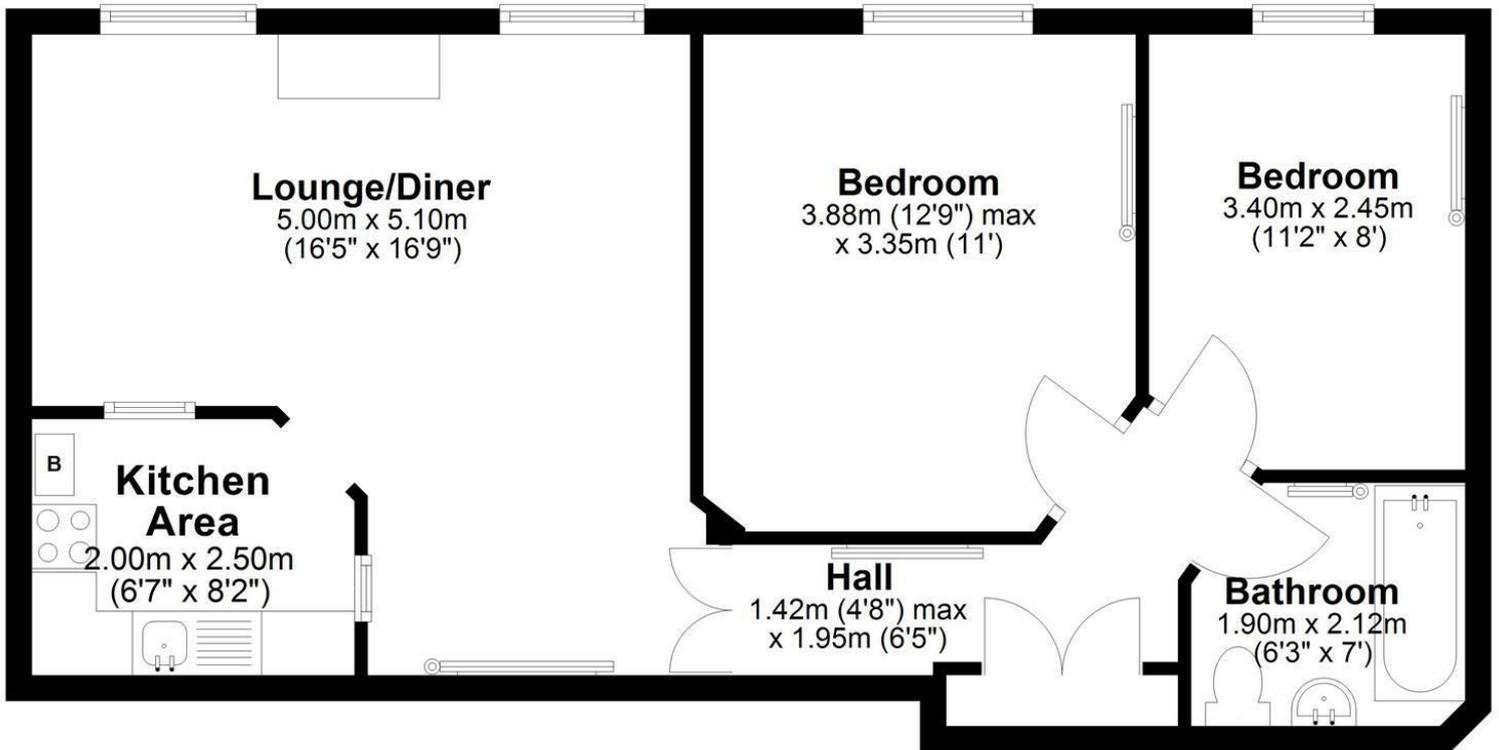
Bedroom 1 12'8" x 10'11" (3.88 x 3.35)

Bedroom 2 11'1" x 8'0" (3.40 x 2.45)

Bathroom 6'2" x 6'11" (1.90 x 2.12)

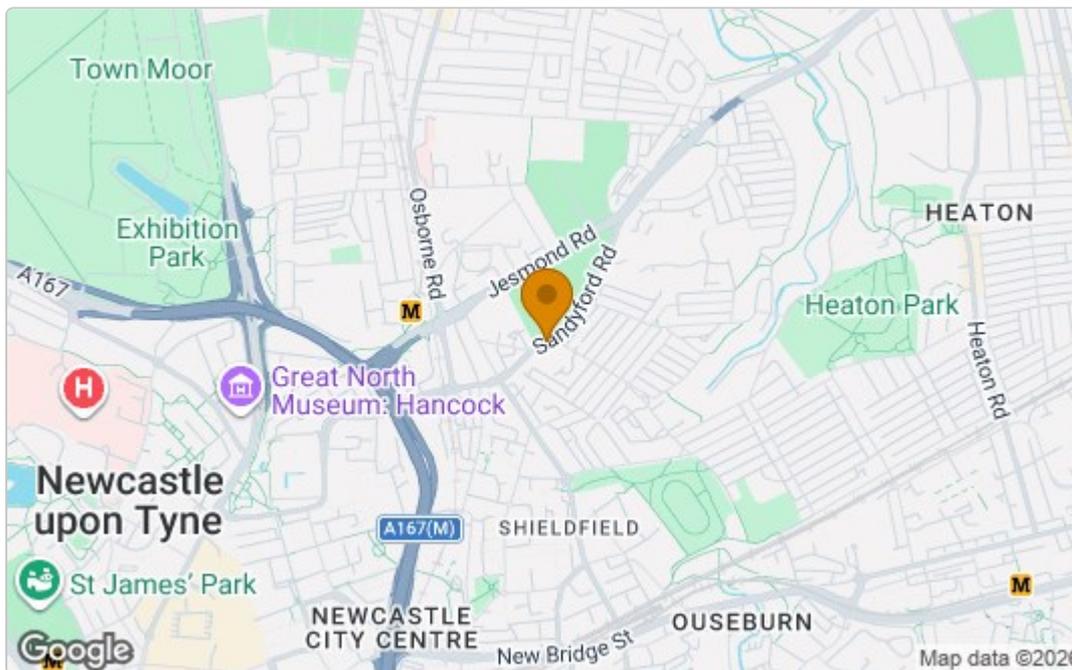
Second Floor

Approx. 57.1 sq. metres (614.3 sq. feet)



Total area: approx. 57.1 sq. metres (614.3 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		69	79
England & Wales			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

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