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1 Bridge Gardens

NEWBURGH, ELLON, AB41 6BZ

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Newburgh is a large stone-built village on the wide 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 location to live especially now with the completion and recently opened Aberdeen Western Peripheral Route and 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 local secondary schooling available at Ellon Academy.

Newburgh is located in the heart of a Nature Conservation area "The Ythan Estuary" minutes from this property 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, including several immaculate eighteen-hole golf courses all within a short drive of this property including the recently open Trump International Links Course at Balmedie. Within the village a small retail shop, renowned hotel and restaurant with all the other normal facilities one would expect locally in the vibrant small town of Ellon, approximately six miles north, NHS health centre, small 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. With the new Aberdeen Western Peripheral Route, the commute to Dyce has never been easier.



1 BRIDGE GARDENS

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1 Bridge Gardens is located on the southern edge of the village of Newburgh set in a small cul-de-sac in a popular residential area. This spacious detached four bedroom property exudes luxury and quality rarely seen on recent modern developments, presented to the market in excellent order throughout and must be viewed to fully appreciate the location and accommodation that is on offer.

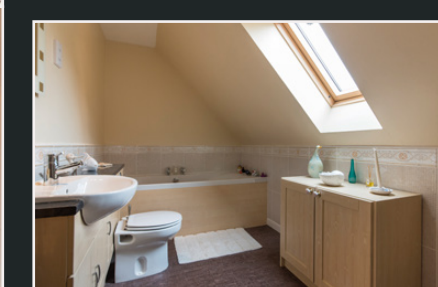
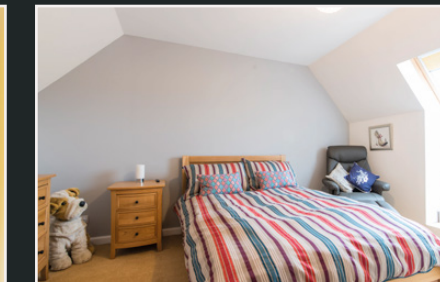
Built by Sandham Developments offering all the requirements of modern living: entered into a vestibule with a cupboard for coats and jackets which leads on to the welcoming entrance hallway and staircase to the upper floor. The lounge features a spectacular linglenook fireplace and is awash with natural light with a huge picture window and patio doors to the rear garden. The kitchen is open plan with the dining area and family area, fitted with an excellent range of modern base and wall units with various integrated appliances including a central island storage/pantry cupboard, access to both the utility room and the reception hallway. The utility room is plumbed for automatic washing machine, with ample storage units and door to the rear garden. Located off the hallway is the guest WC with wash hand basin. Completing the ground

floor accommodation is the spacious fourth bedroom with fitted wardrobes. All accommodation on the ground floor also benefits from 10ft high ceilings.

On the upper level, the hallway allows access to all bedroom accommodation, with the master bedroom overlooking the front and having the benefit of three double wardrobes and an en suite shower room. There are two further double bedrooms one of which also benefits from an en-suite shower room, both have fitted wardrobes. The three-piece family bathroom completes the accommodation. In addition, there are ample storage cupboards on both floors.

A loc-bloc driveway provides off-street parking for multiple vehicles and leads to the large double garage with remote controlled electric roller door which is equipped with both power and light. The front garden is laid mostly to lawn with borders containing shrubs, plants and seasonal flowers. The gated and locked rear garden is accessed from either side of the property or the lounge the large fence gives privacy, laid mostly to lawn with a private patio area laid to decorative stone chip, perfect for entertaining and enjoying some al-fresco dining a safe environment for children and pets alike.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

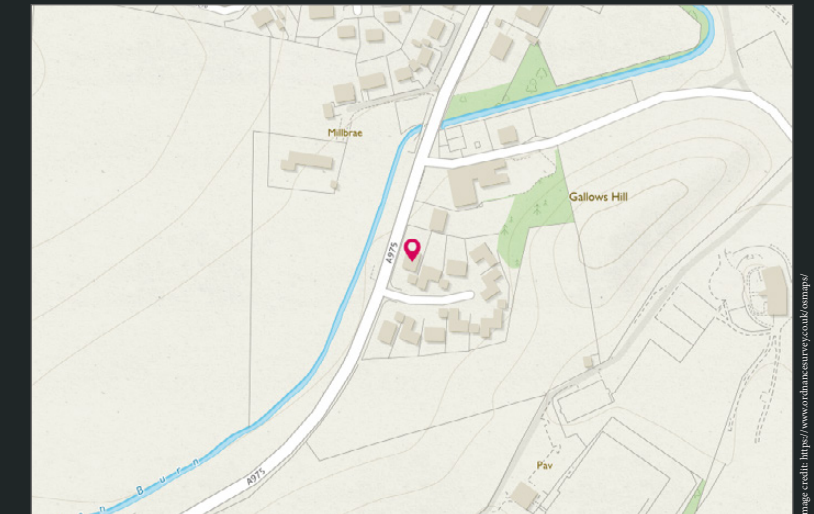


Approximate Dimensions (Taken from the widest point)

Lounge	7.15m (23'6") x 5.40m (17'9")
Kitchen/Family Room/Dining Room	9.90m (32'6") x 7.25m (23'10")
Utility	3.10m (10'2") x 2.30m (7'7")
Master Bedroom	6.00m (19'8") x 4.30m (14'1")
En-suite	2.40m (7'11") x 2.40m (7'10")
Bedroom 2	4.75m (15'7") x 4.30m (14'1")
En-suite	2.40m (7'10") x 2.40m (7'10")
Bedroom 3	4.50m (14'9") x 2.50m (8'2")
Bedroom 4/Drawing Room	5.00m (16'5") x 4.70m (15'5")
Bathroom	3.24m (10'8") x 2.00m (6'7")
WC	1.60m (5'3") x 1.60m (5'3")
Garage	6.00m (19'.7") x 6.00m (19'.7")

Gross internal floor area (m²): 225m² | EPC Rating: C

Extras (Included in the sale): All floor coverings, blinds, curtains, light fittings and integrated kitchen appliances.






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Part
Exchange
Available

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Text and description
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Surveyor



Professional photography
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Photographer



Layout graphics and design
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Designer