



**McEwan Fraser Legal**

Solicitors & Estate Agents

01224 472 441

Newton Of Cook

CRUDIE, NEW BYTH, TURRIFF, ABERDEENSHIRE, AB53 5UA



NEW BYTH

CRUDIE, TURRIFF, ABERDEENSHIRE, AB53 5UA

Set on a large plot with approximately four acres of land with beautiful views of the surrounding countryside. Located in a rural location, approximately two miles east of the quaint and quiet village of New Byth, New Byth is approx 36 miles from Aberdeen and 14 miles from Fraserburgh.

Primary schooling is in the village of Cuminestown and secondary schooling is at Turriff approx 8 miles away. A fantastic array of sporting activities are available locally from horse riding, mountain bike trails with fishing for salmon and trout on the renowned River Deveron. There is also a multitude of golf courses a short drive from the property. Historic Banff, a former Royal Burgh, located 9 miles north by the valley of the River Deveron has tourist attractions including Banff Castle; Duff House and it's own golf club/Scottish National Gallery outpost.

The country town of Turriff is also conveniently located approximately eight miles and provides excellent education facilities from a brand new primary school and excellent Secondary school. It boasts numerous leisure facilities including a leisure centre and swimming pool community centre and sports centre. Within Turriff, there is an abundance of local amenities including NHS health centre, small shops, Post Office, supermarkets, restaurants, cafés, pubs, together with numerous hotels and churches.

A comprehensive East Coast bus network operates through Turriff with rail facilities at Huntly approximately twelve miles south. Easy access to the A96 and A97 gives direct routing to Aberdeen, approximately forty-two miles to the east with the city offering excellent rail and bus service, with national and international flights being provided by Aberdeen Dyce Airport.

NEWTON OF COOK

CRUDIE NEW BYTH, TURRIFF, ABERDEENSHIRE, AB53 5UA

McEwan Fraser Legal is delighted to offer to the market this four bedroom detached bungalow with a large detached workshop and games room situated in approximately 4 acres of land with lovely views of the mountains. The property benefits from double glazing and LPG gas central heating. The property offering country living with easy access to local towns and nearby facilities.

The property comprises of an entrance vestibule, entrance hall, living room with feature fireplace, wood burning stove and access to the dining room, large kitchen with ample base and wall units with fitted integrated appliances and space for dining.

The utility room, family bathroom, master bedroom with en-suite, and three further bedrooms complete the properties accommodation. The property benefits from excellent storage throughout including loft storage.

Main House Key Features:

- Large lounge with dining area.
- Large kitchen with space for dining.
- Multi-fuel stove.
- Four bedrooms
- Fours acres of land.
- Ample parking for numerous vehicles.

External: A gravelled driveway provides extensive off-road parking.

The additional detached large workshop and games room has power and light, dual aspect windows, a feature fireplace with wood-burning stove, and patio doors that open to the garden.

The surrounding gardens and land are approximately four acres with various sectioned areas which are mainly laid to lawn with mature trees, shrubs and boundary fences.

An opportunity to own a comfortable family home with additional land, ideally situated for easy access to nearby town amenities.

Viewings are by appointment only.





“... LARGE KITCHEN WITH AMPLE BASE A WALL UNITS WITH FITTED INTEGRATED APPLIANCES AND SPACE FOR DINING ...”



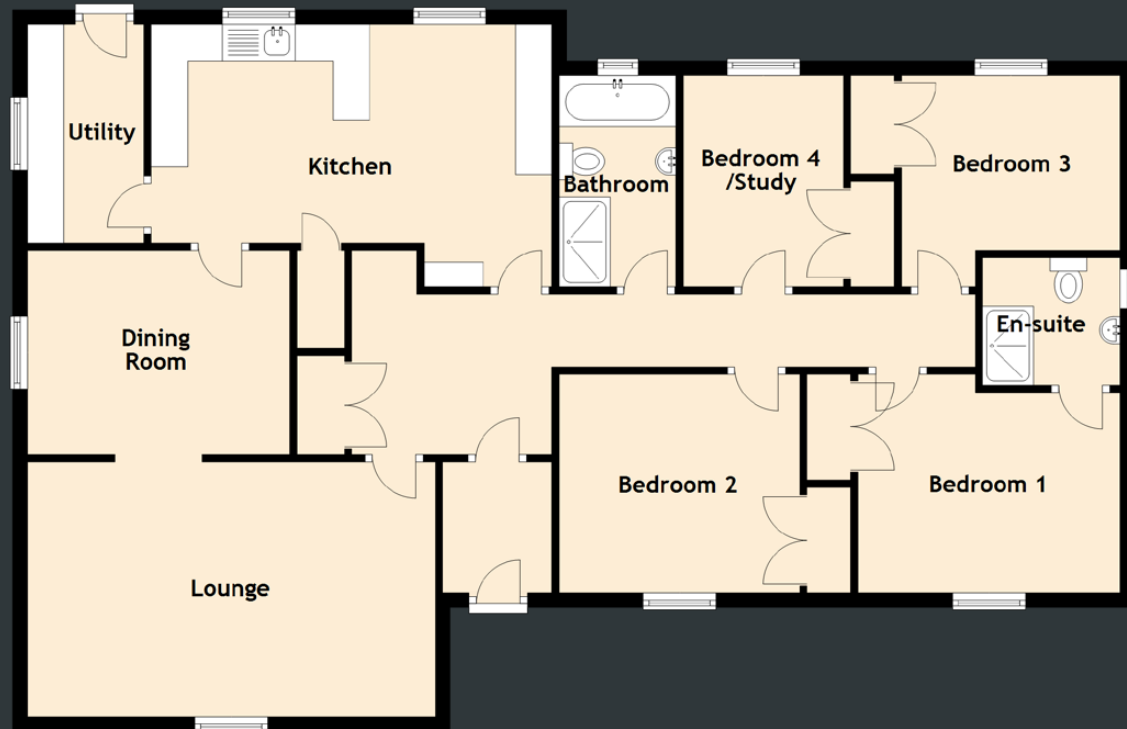
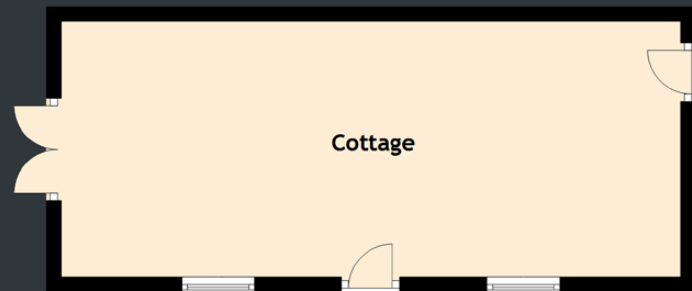


“... FOUR BEDROOM DETACHED BUNGALOW WITH A LARGE DETACHED WORKSHOP/GAMES ROOM SITUATED IN APPROXIMATELY 4 ACRES OF LAND ...”



SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.60m (18'4") x 3.50m (11'6")
Dining Room	3.60m (11'10") x 2.80m (9'2")
Kitchen	5.50m (18'1") x 3.60m (11'10")
Utility	3.00m (9'10") x 1.60m (5'3")
Bathroom	2.90m (9'6") x 1.60m (5'3")
Bedroom 1	3.60m (11'10") x 3.00m (9'10")
En-suite	1.89m (6'2") x 1.75m (5'9")
Bedroom 2	3.30m (10'10") x 3.00m (9'10")
Bedroom 3	3.00m (9'10") x 2.90m (9'6")
Bedroom 4/Study	2.90m (9'6") x 2.20m (7'3")

Cottage 8.50m (27'11") x 3.50m (11'6").

Gross internal floor area (m²): 122m² | EPC Rating: F

Extras (Included in the sale): All fixed floor covering and blinds where applicable, items of furniture and the lawnmower are available by separate negotiation.

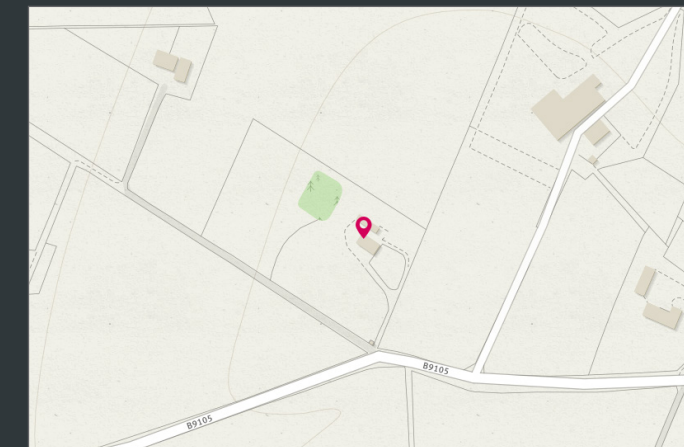


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01224 472 441
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
ANDREW REID
Surveyor



Professional photography
SCOTT MARSHALL
Photographer



Layout graphics and design
ALLY CLARK
Designer