

# 10 The Cliff

COLLIESTON, ELLON, AB41 8RR



*Picturesque one-bedroom detached cottage (with two attic rooms) plus two large developable outbuildings*



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No10 The Cliff sits in an elevated position with commanding views of the harbour and village. This walk-in condition picturesque one-bedroom detached cottage (with two attic rooms) plus two large developable outbuildings is located on the east coast of Scotland in the small former fishing village of Collieston. No10, a traditionally built stone and slate cottage must be viewed personally to appreciate the outstanding natural beauty and commanding harbour views. During their 24-year tenure, the present owner has upgraded and modernized to an exceptional standard, including a Piled-in pre-formed concrete retaining wall.

The property is decorated with a fresh neutral palette and further benefits from double-glazed windows and Xana all-electric CH. The area is frequented by numerous visitors, especially during the holiday season. The cottage could be a very lucrative and highly successful holiday let; moreover, the two outbuildings could be developed to provide supplementary income.

## THE SUN ROOM & HALL



You enter the property through the sun room and seating area, providing your first opportunity to sample the incredible view. The small hallway accesses a sizeable double bedroom, a beautifully appointed shower room, a lounge/kitchen with a feature fireplace, a multi-fuel stove, and a modern I-shaped kitchen with multiple services and cupboards.

# THE BEDROOM



# THE SHOWER ROOM



# THE LOUNGE/KITCHEN



a lounge/kitchen with a feature fireplace, a multi-fuel stove, and a modern I-shaped kitchen



The attic floor has two rooms accessed via a Ramsay ladder, and both rooms are fitted with Velux windows. Wood treatment guarantees are available upon request.

# THE ATTIC ROOMS



The cottage offers a large stone patio with different village views; several stone steps take you to the traditional drying area, an elevated garden with even more expansive views. The choice of outdoor seating areas means you can chase the sun regardless.

The pièce de résistance is the two stone outbuildings which come with the property; both are in fantastic condition and have the potential for further development. The outbuilding below the cottage benefits from a mezzanine floor. The property is serviced with mains electricity, main drains and water. Parking is available at the harbour.

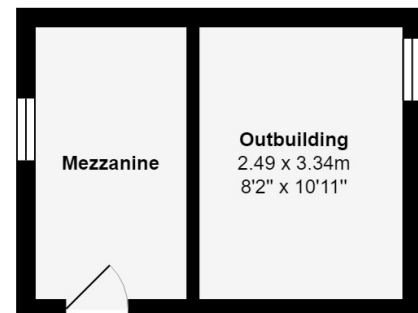
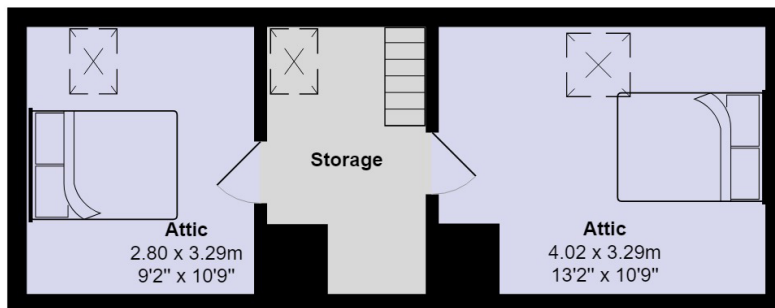
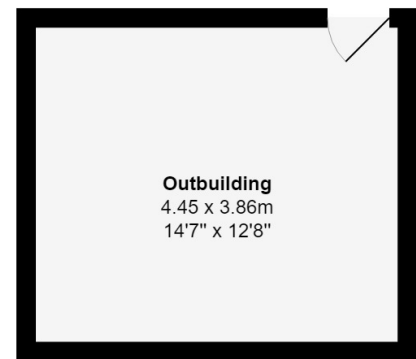
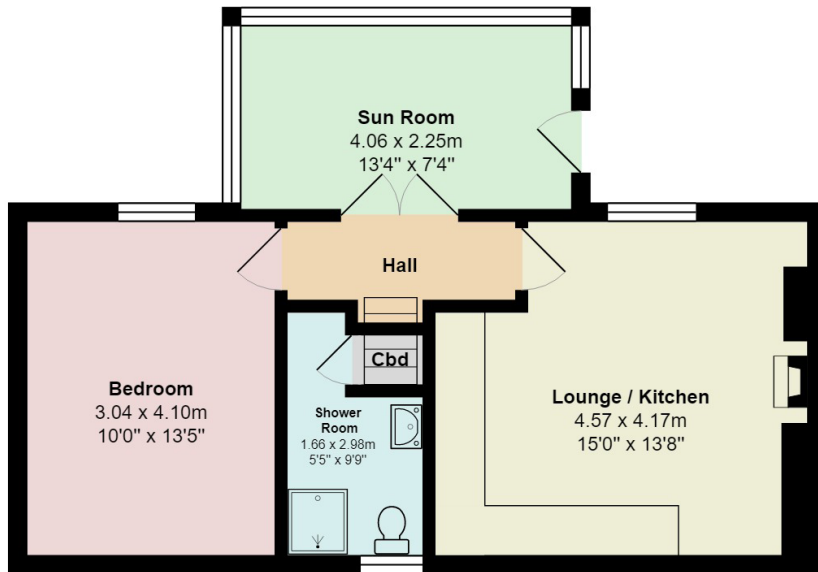
## EXTERNALS & VIEW





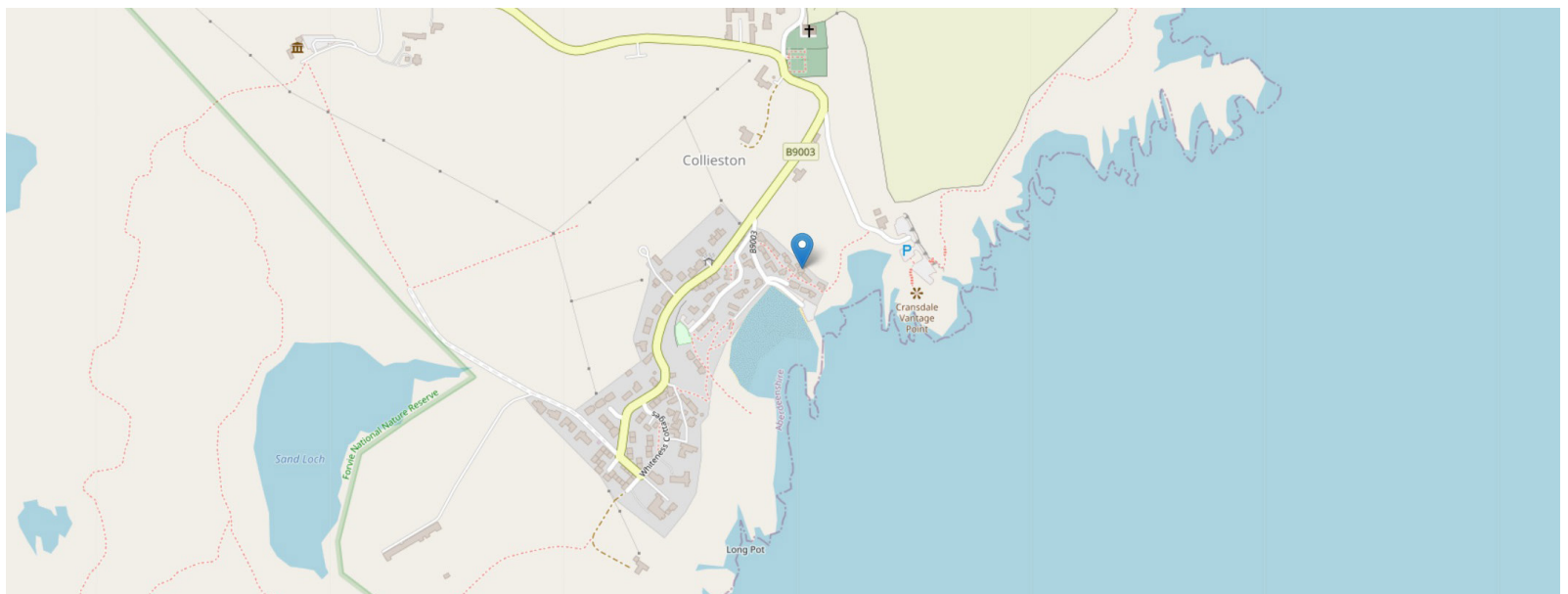


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 46m<sup>2</sup> | EPC Rating: G



# THE LOCATION

The picturesque Aberdeenshire village of Collieston is located on the northeast coast and was established as a fishing village by the 16th century. There is, however, evidence that people lived here during much earlier times. Fishing for herring, haddock, whiting and cod. The current community flourished in the 17th and 18th centuries. Geographically Collieston lies just north of the Sands of Forvie Special Protection Area, between Cruden Bay and Newburgh. The numerous sea caves in the nearby cliffs and small coves with shingle beaches provided ideal terrain for smugglers. The surrounding area is designated as a site of national importance with colonies of cliff-nesting seabirds, including kittiwake, guillemot, razorbill, fulmar and shag. The larger village of Newburgh, which is approximately five miles south, is located on the wide sandy estuary of the River Ythan.

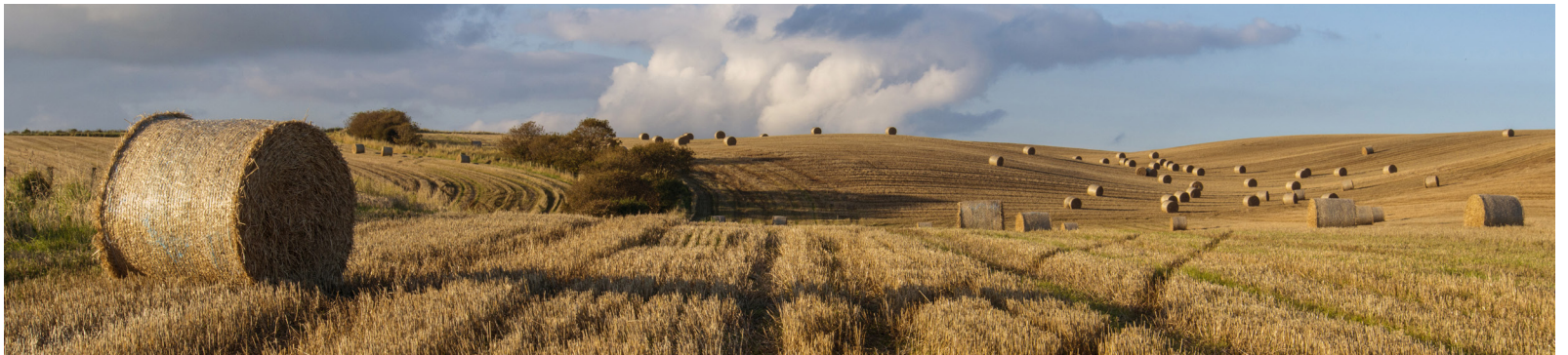




Within the village of Newburgh, there is pre-school and primary schooling with local secondary education available at Ellon Academy. The nearby "The Ythan Estuary" is renowned for its wildlife and the abundance of breeding seabirds, winter wildfowl and Eider Ducks that frequent this area. There are miles of sandy beaches to be explored with numerous leisure facilities, including several immaculate eighteen-hole golf courses, all within a short drive of this property, including the Trump International Links Course at Balmedie.

Newburgh has a small retail shop plus a renowned hotel and restaurant. Further amenities are available in the vibrant town of Ellon, approximately seven miles west of Collieston, including an NHS health centre, 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 twenty miles south of the property and easily commutable. The city offers excellent bus and rail service with national and international flights from Dyce Airport. With the new Aberdeen Western Peripheral Route, the commute to Dyce has never been easier.



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