

Burnhowe

NETHERMILL, CRUDEN BAY, HATTON, PETERHEAD, AB42 0SN



*DESIRABLE RURAL LOCATION CLOSE TO A
POPULAR PICTURESQUE SEASIDE VILLAGE*



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This substantial 5-bedroom 3-bathroom dwelling is presented to the market in an immaculate walk-in condition, with generous room sizes over two floors that allow for modern-day and versatile family living.

During their tenure, the current owners have made significant upgrades to the property such as the family bathroom and an en-suite shower room that have recently been completed. The property further benefits from immaculate decor in fresh neutral tones, with quality floor coverings, fixtures and fittings, full double glazing and oil-fired central heating.

It is only a short walk or evening stroll to the village centre, historic harbour, primary school plus other amenities you would expect to find in a vibrant seaside village. An ideal purchase for those looking for a spacious property with room for a family to grow in a quiet location which would also suit the extended family. It is quite simply a must-view.

The property is entered via a vestibule with enclosed coat hanging space leading into the spacious hallway which in turn leads to all the accommodation. A spacious dining kitchen with south-facing window and patio doors to the rear garden is flooded with natural light. There are ample wall and base-mounted units with superior integrated and standalone appliances. The kitchen gives access to the formal dining room. There is also access to the utility room with handy WC, and the rear door gives access to the side and rear gardens.



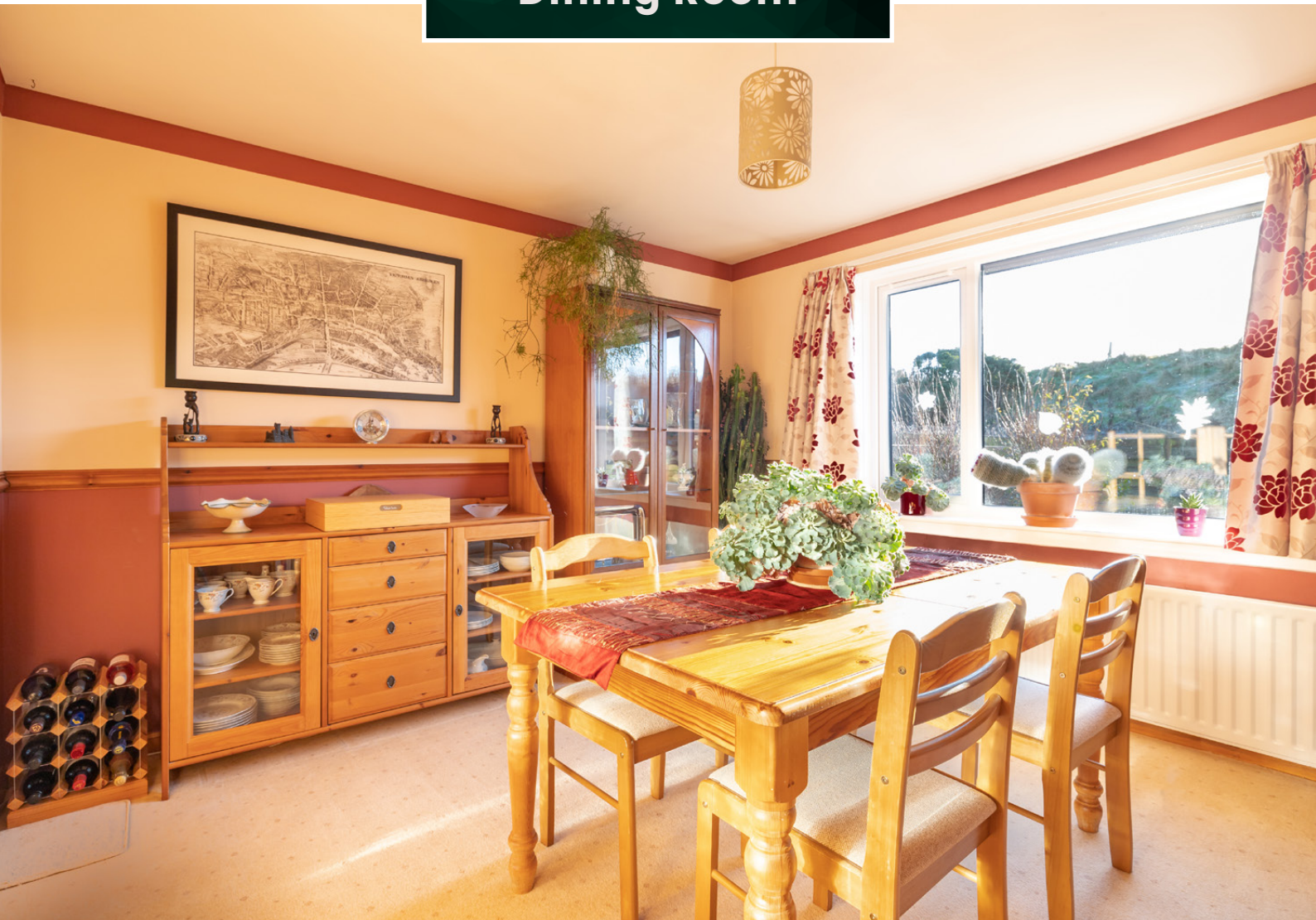


The Lounge





Dining Room





Bedroom 3





BEDROOM 3 EN-SUITE





Bedrooms 2&5





On the ground floor, there is a centrally located super modern family bathroom with a separate, large shower cubical, and three double bedrooms one of which has recently had a stylish en-suite shower room fitted.





A carpeted staircase with wooden balustrade leads to the first floor where you find the supersized master bedroom with an en-suite shower with a further guest double bedroom completing the accommodation.







Approximate Dimensions

(Taken from the widest point)

Kitchen/Diner	7.00m (23') x 3.40m (11'2")	En-suite	3.10m (10'2") x 1.20m (3'11")
Lounge	5.90m (19'4") x 4.10m (13'5")	Bedroom 4	4.20m (13'9") x 3.20m (10'6")
Dining Room	3.50m (11'6") x 3.40m (11'2")	Bedroom 5	3.40m (11'2") x 2.70m (8'10")
Utility	2.30m (7'6") x 2.30m (7'6")	Bathroom	3.10m (10'2") x 2.00m (6'7")
WC	2.30m (7'6") x 1.01m (3'4")	Garage/Workshop	7.70m (25'3") x 6.70m (22')
Bedroom 1	7.10m (23'3") x 4.20m (13'9")	Gross internal floor area (m ²): 203m ²	
En-suite	2.01m (6'7") x 1.70m (5'7")	EPC Rating: C	
Bedroom 2	4.40m (14'5") x 4.20m (13'9")		
Bedroom 3	4.10m (13'5") x 3.80m (12'6")		



The extensive garden grounds that surround the property are either walled or fenced. The gardens to the front, side and rear of the house are laid mostly to lawn with multiple seating areas and borders containing a huge variety of shrubs, plants, trees and seasonal flowers. The large front garden is planted with wildlife-friendly hedging, trees, shrubs and wildflower meadows. The south-facing side garden has a patio area that is a fantastic spot for entertaining and enjoying the sun. It is gated to one side and can be accessed directly through the patio doors. There is a large greenhouse with power and a number of productive fruit and vegetable beds to the rear of the property. The gardens are private with no neighbours overlooking.

A cobbled driveway allows parking for multiple vehicles at the rear of the property. It leads to the huge garage/workshop which has power, light, hot and cold-water facilities, electric roller door and inspection pit. The garage is of masonry and tile construction and is 52 m².





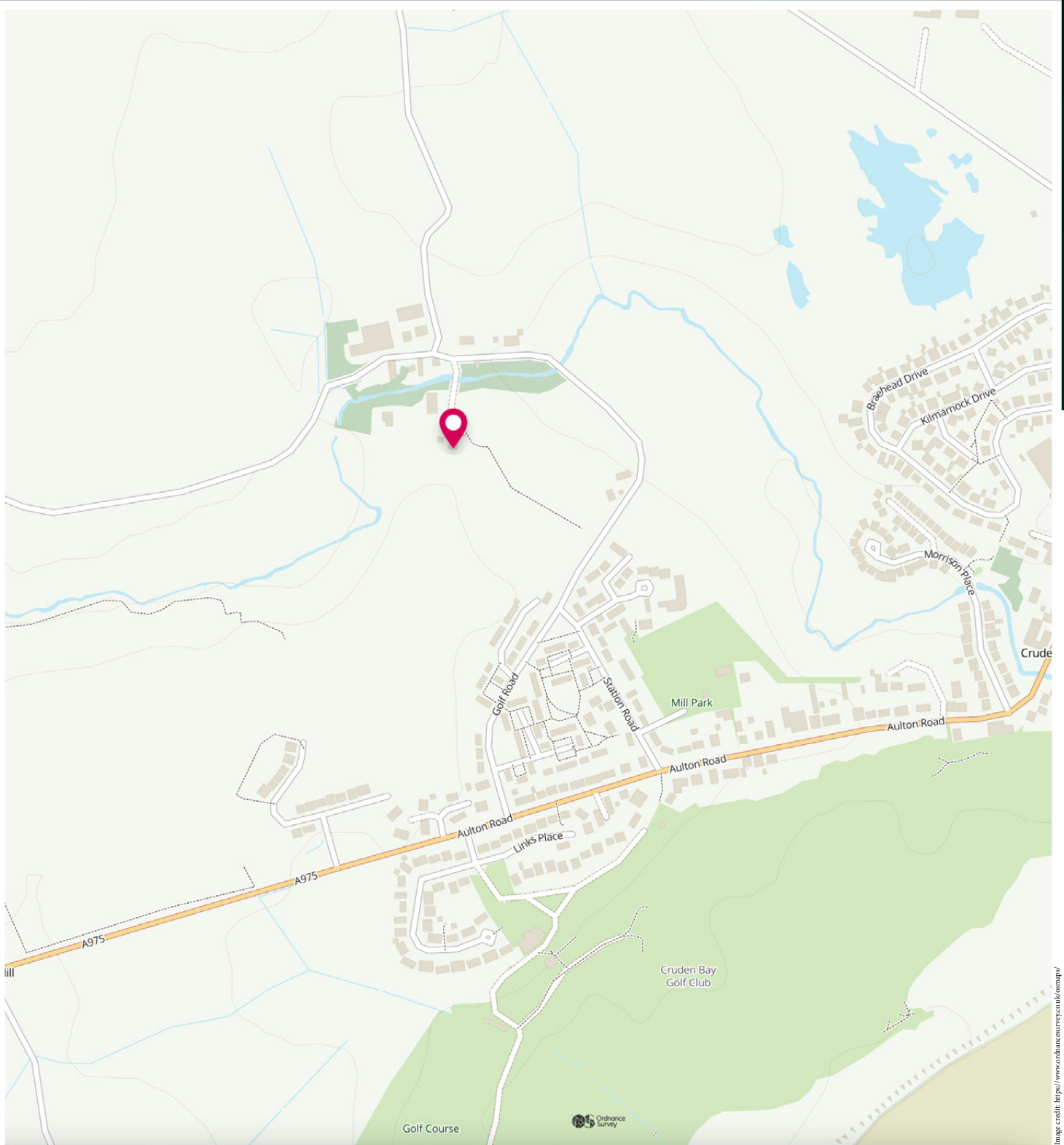


McEwan Fraser Legal is delighted to offer for sale Burnhowe of Nethermill, a stunning 5-bedroom 3-bathroom dwelling located in a small country hamlet within a scattering of houses that can be found to the north-west of Cruden Bay. Cruden Bay is a beautiful, picturesque, coastal village, affording the opportunity to reside in pleasant country surroundings. A comprehensive east coast bus network operates through the village and with the new (AWPR) Aberdeen Western Peripheral Route makes travel to Aberdeen and the south and Peterhead to the north easily commutable.

There is a primary school and nursery in the village with secondary education at Ellon or Peterhead. The village also hosts a variety of restaurants, pubs, an hotel, GP Surgery, pharmacy, post office and village shop.

Cruden Bay is renowned for its beautiful blue flag beach which stretches to approximately 2.5km in length, with other spectacular scenery in and around the village. The beach, dramatic coastline with coastal walks and historic Slains Castle, which can be seen from the bay, are all within walking distance of the property. The village is also home to the famous Cruden Bay Golf Club, hailed as one of the best natural links courses in the world, only a short distance from the property. With Cruden Bay, Murcar and Royal Aberdeen link courses situated in such close proximity, golfers from around the world come to the area in search of pure links golf.





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