

11 The Cliff

COLLIESTON, ELLON, AB41 8RR



Detached cottage with fantastic investment potential as a holiday let in a historic coastal village with harbour front location



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Situated on the harbour front with its elevated location is this picturesque two-bedroom detached cottage located on the east coast of Scotland in the historic village hamlet of Collieston. This traditionally built stone and slate cottage must be viewed to fully appreciate the location of the property the surrounding area and fantastic views of the harbour. The current owner during their long tenure has upgraded and modernized to an exceptional standard. The property benefits from generous-sized accommodation throughout which is decorated with a fresh neutral palette and further benefits from double and triple glazed windows and electric-fired central heating. The area is frequented by numerous visitors, especially during peak seasons, which could be a very lucrative and extremely successful holiday, let to the new owners.

THE ENTRANCE



The property comprises a front porch with a seating area, access to the hallway, a central recently upgraded shower room, a lounge with dual aspect windows, and a modern dining kitchen with multiple work services and cupboards.

THE LOUNGE



THE KITCHEN



THE SHOWER ROOM





The first floor with refurbished Velux windows comprises two double bedrooms.

BEDROOM 1





BEDROOM 2

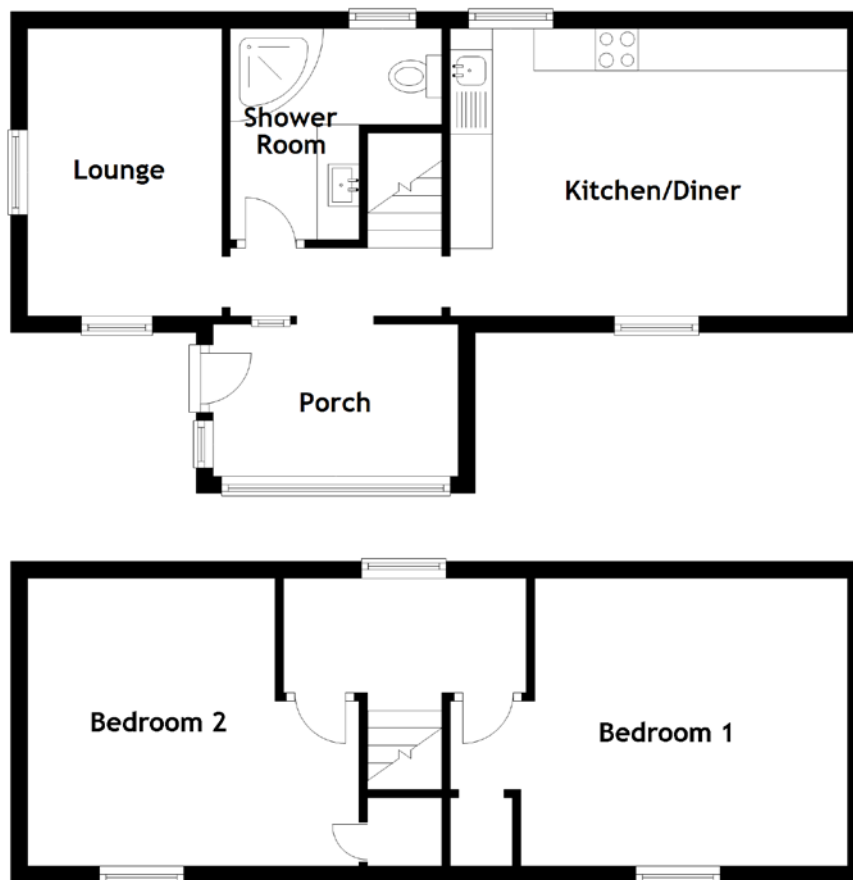


Off-street parking is available at the front of the property, immediately in front of a large wooden outbuilding, the elevated gardens and decked areas provide various different seating areas, ensuring that you make the best of the weather and views regardless of the time of day. There is a small lawn area with some sporadic planting of potted seasonal flowers and shrubs. A further large wooden outbuilding has potential for further development also incorporating a WC. The property is serviced with mains electricity, main drains, water and oil-fired central heating.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



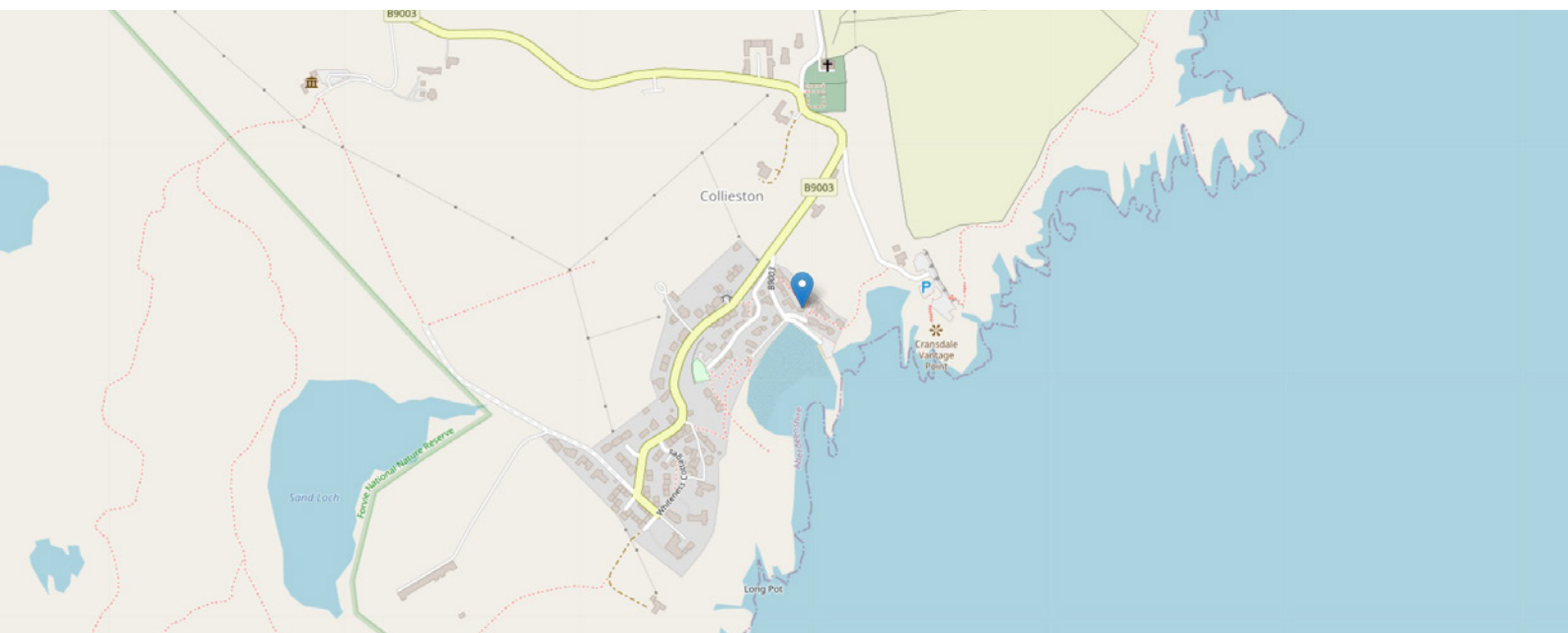
Approximate Dimensions (Taken from the widest point)

Porch	2.90m (9'6") x 1.80m (5'11")
Lounge	3.40m (11'2") x 2.30m (7'7")
Kitchen/Diner	4.70m (15'5") x 3.50m (11'6")
Shower Room	2.50m (8'2") x 2.50m (8'2")
Bedroom 1	5.00m (16'5") x 3.50m (11'6")
Bedroom 2	4.10m (13'5") x 3.50m (11'6")

Gross internal floor area (m²): 76m²

EPC Rating: F

Extras (Included in the sale): All fitted floor coverings, light fittings and curtains.



THE LOCATION

Collieston is located on the northeast coast of Aberdeenshire 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 flourished in the 17th and 18th century and were the foundation of Collieston's economy. The village became known for 'Collieston Speldings', salted and sun-dried haddock and whiting, a popular delicacy throughout Britain.





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The village 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.

The origins of the village date back to 1261 and were 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. Within the village of Newburgh, there is pre-school and primary schooling with local secondary schooling available at Ellon Academy. Newburgh is located in the heart of a nature conservation area "The Ythan Estuary" which 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 Trump International Links Course at Balmedie. Within the village of Newburgh, there is 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 seven miles west of Collieston, 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 twenty 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.


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