

26 Kestrel Road

NEWBURGH, ELLON, AB41 6FF



*A FOUR-BEDROOM DETACHED
PROPERTY WITH AN INTEGRAL GARAGE*



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McEwan Fraser Legal is delighted to present 26 Kestrel Road, a four-bedroom detached property with an integral garage in the beautiful coastal village of Newburgh. Tastefully decorated throughout, it benefits from double glazing and gas central heating with genuine privacy at the end of a quiet cul-de-sac. The front door opens into a vestibule with access to the single garage and a utility area to the rear of the garage. This area has plumbing for a washing machine plus storage. The hallway provides access to all rooms on the ground floor. To the front is a good-sized lounge with a large picture window. The lounge leads to a dining room with outward-opening doors to the rear garden. The kitchen has beech base units offering extensive storage, an integrated gas hob, an electric oven, laminate worktops and countertop lighting. An external door leads to the rear garden with a handy WC that completes the ground floor accommodation.

The Property

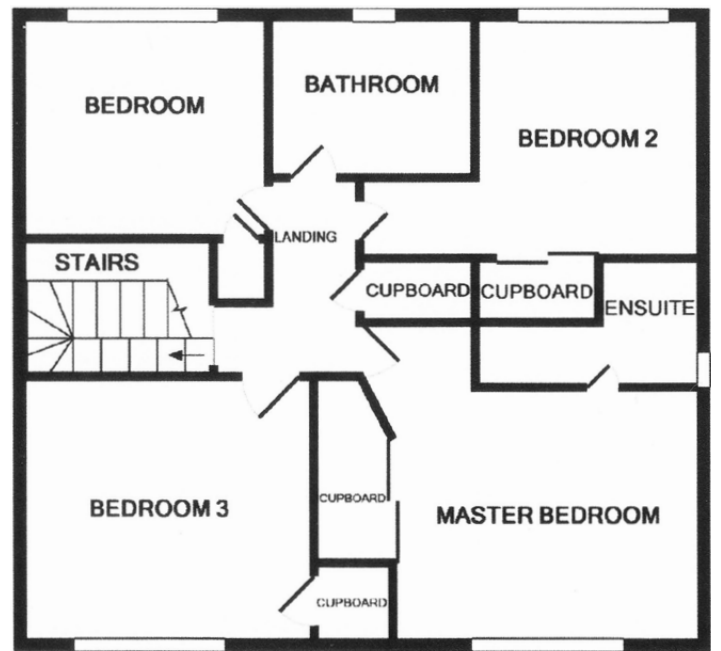
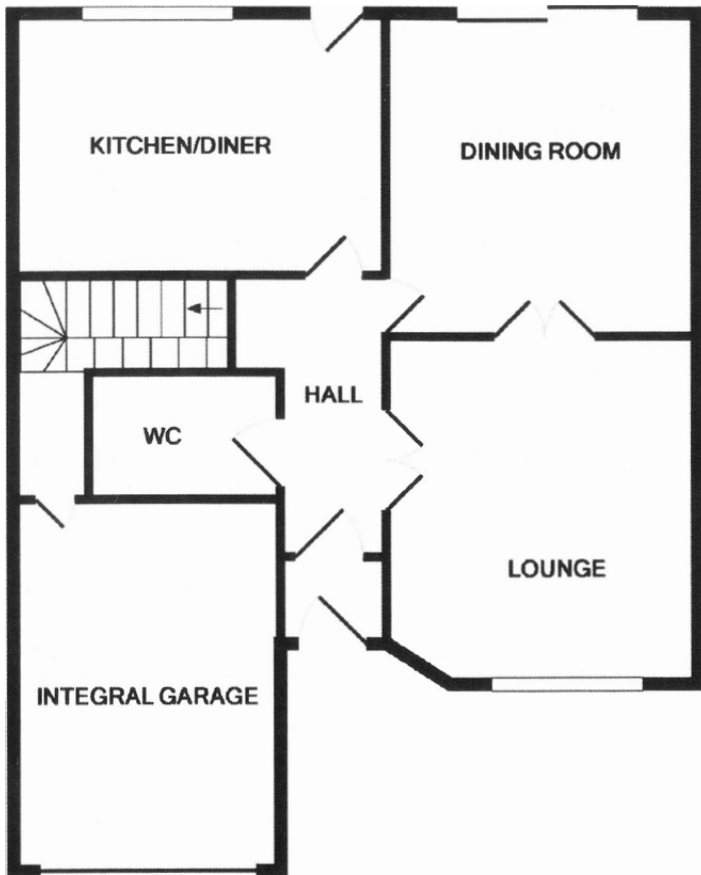


Upstairs is the sleeping accommodation; the main bedroom is fitted with double built-in mirrored wardrobes and includes a modern en-suite shower room. Above the garage to the front is another good-sized double bedroom with a fitted cupboard. To the rear, two more bedrooms with picture windows overlook the rear garden. One room is a home office with space for two workstations. Completing the upstairs accommodation is a practical family bathroom with a modern white three-piece suite, including a shower over the bath and a glass shower door.









Gross internal floor area (m²): 107m²

EPC Rating: D

Floor Plan



Externally at the front is a driveway with off-street parking for two cars and a garage/utility area with an electric roller door. A path to the side leads through a gate to a secluded rear garden, which has a large patio area laid with natural stone slabs. A privacy fence at the back offers gated access to Knockhall Road, which is ideal for walking.

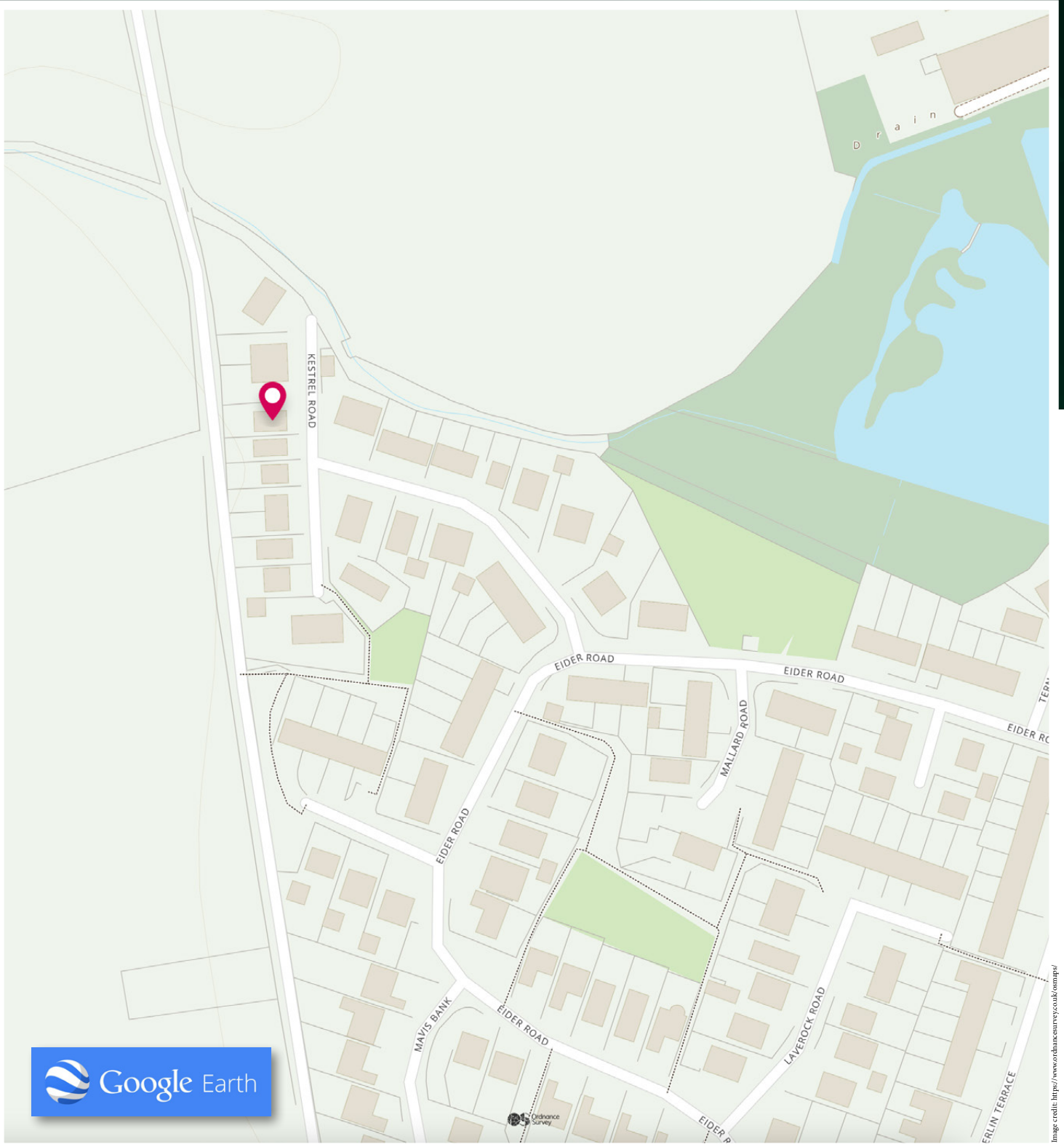




Newburgh is a large stone-built village on the wide sandy estuary of the River Ythan, the origins of the village date back to 1261 and later developed as a centre for salmon fishing and as a small port. By the 1850s, there was a steady traffic of boats and barges calling at the newly built quays on the River Ythan. This picturesque quiet village has become a desirable location to live, especially with the completion of 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 is preschool and primary schooling at the highly regarded Newburgh Primary, with local secondary schooling available at Ellon Academy.

Newburgh is 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 is a small retail shop, a renowned hotel, and a restaurant at Ellon, 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.





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