

NEWBURGH **HOUSE**





Newburgh House, is a Category 'B' listed Georgian dwelling house, built circa 1770 and located in the heart of Newburgh which is a large stonebuilt 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, there is pre-school 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 supermarkets. The village and town are well served by regular this area. There are miles of sandy beaches to be explored with local transport. numerous leisure facilities available, including several immaculate eighteen-hole golf courses all within a short drive of this property Aberdeen city centre and Dyce Airport are thirteen miles to the small shops, Post Office, restaurants, cafés, pubs, and major Peripheral Route, the commute to Dyce has never been easier.

including the recently open Trump International Links Course at south of the property and are easily commutable. The city offers Balmedie. Within the village there is a small retail shop, renowned excellent bus and rail service with national and international flights hotel, and restaurant at Ellon, six miles north, NHS health centre, provided from Dyce Airport. With the new Aberdeen Western

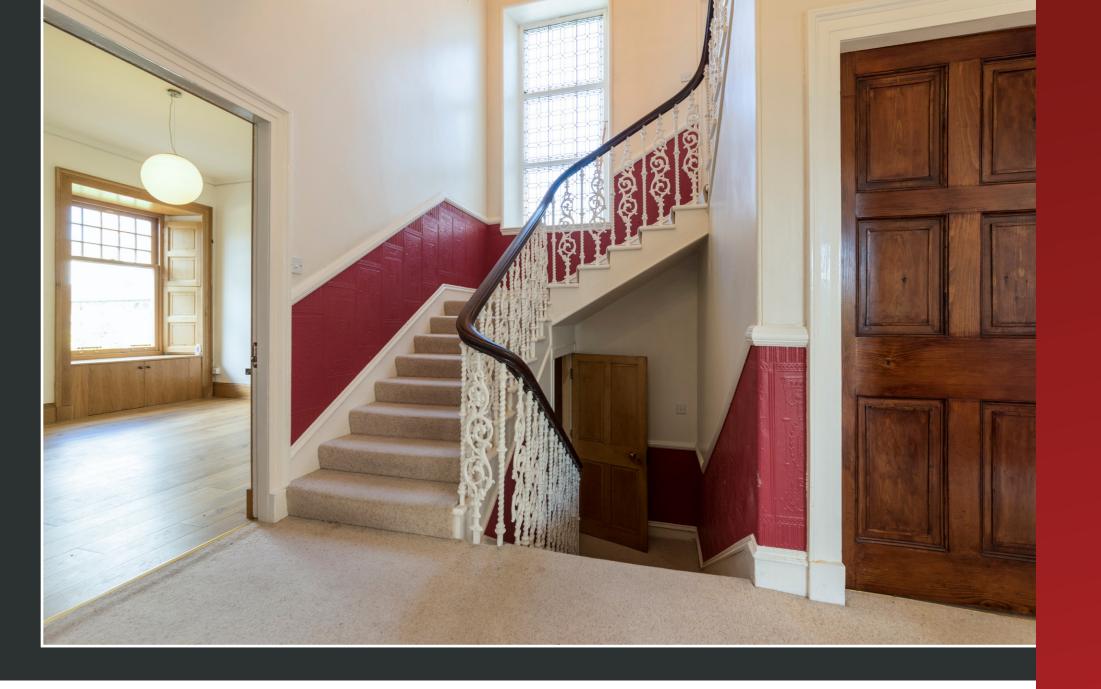




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Located in Newburgh which sits on the stunning Ythan Estuary "Newburgh House" is a commanding Category B Listed period property circa 1770 encompassed by a stone walled garden with a south facing garden, the accommodation dominates Newburgh Main Street over four levels. The buildings Georgian character has been maintained. The result is a spacious and versatile property with endless possibilities.

On the ground floor the property comprises a vestibule and reception hallway with stairs which both descend and climb. A dual aspect lounge with tiled fireplace plus wooden surround and period features. The formal dining room with dual aspect windows also has an open fireplace. There is a library with oak flooring, and an informal sitting room which could easily be a work from home space. This level is completed by a guest WC. Descending to the half landing there is a rear lobby with access to the garden & Main Street. The lower ground floor has a striking kitchen with a feature sized Aga with two door electric oven and gas hob, in an imposing ingleneuk to the rear of the kitchen there is large, relaxed dining space plus utility room, shelved pantry and a hall which opens to three sizeable, shelved storerooms. A family room/Bedroom 3 completes this level.

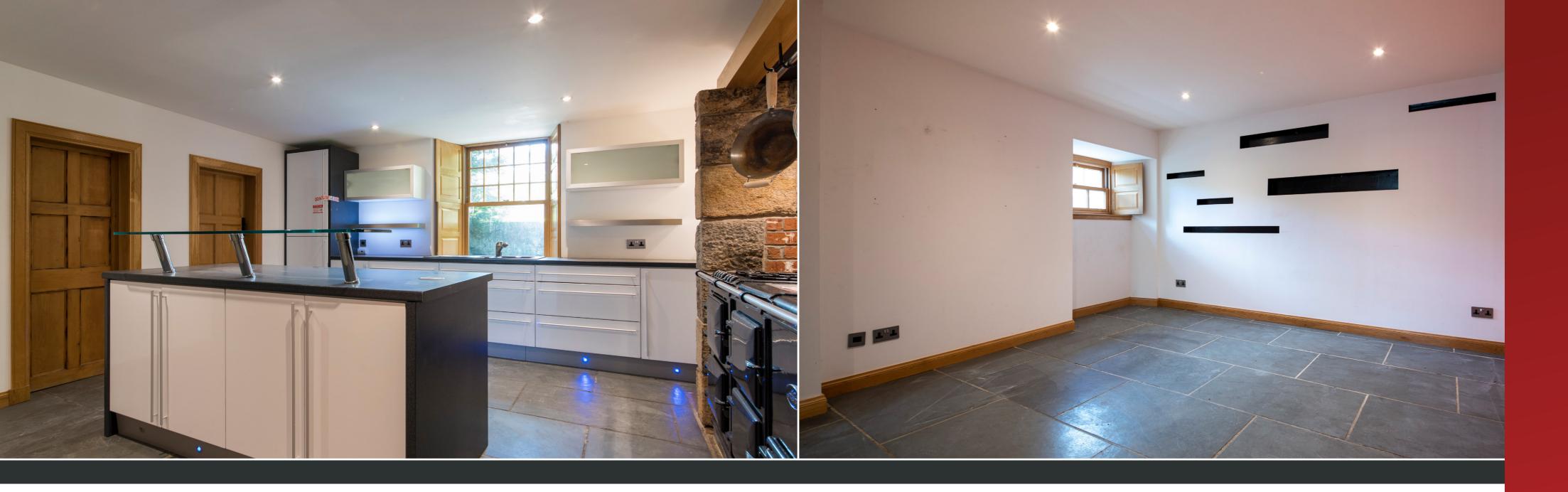


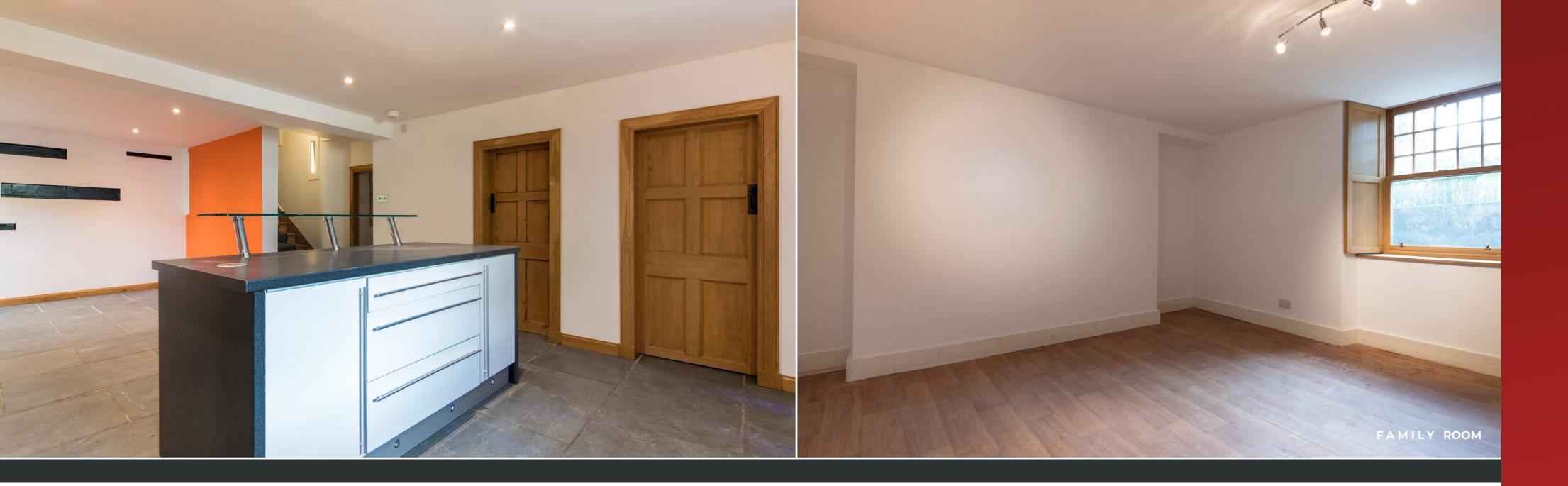










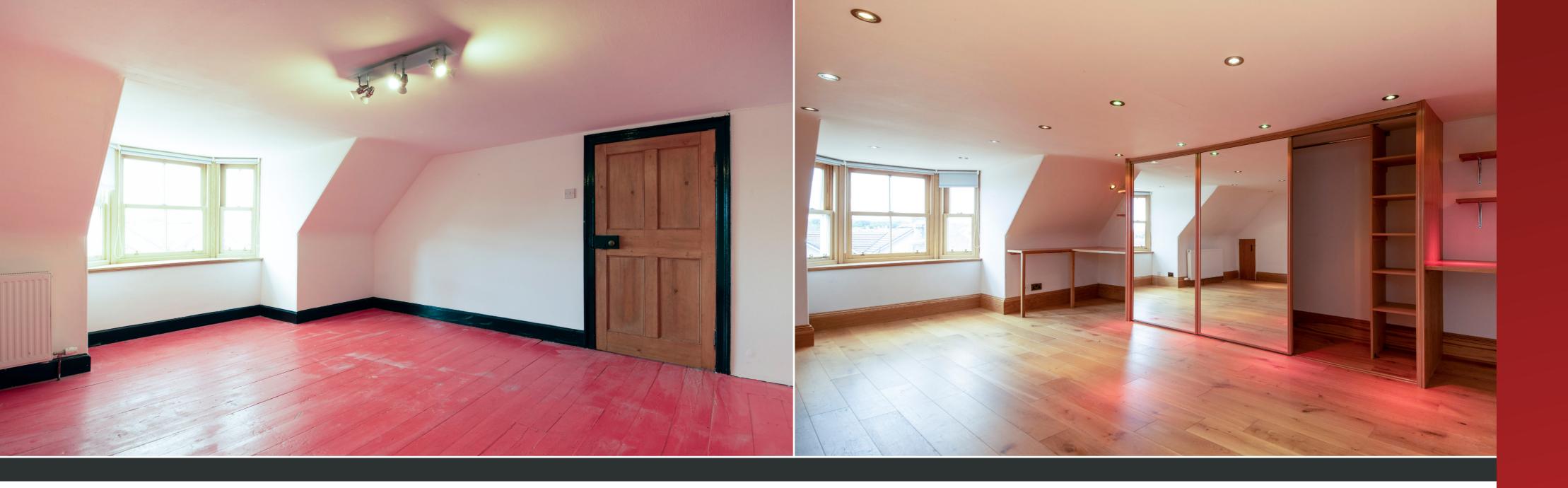


Climbing from the reception hallway the first-floor mezzanine provides a modern well-lit family bathroom with bath and overhead shower. Moving up to the first-floor hallway there is a large cupboard home to the hot water tank and there is a door which leads to the top floor. The main bedroom and second bedroom both have oak floors and ample space for

free standing furniture, and there is access from both to the Jack n Jill bathroom/dressing room which sits centrally. There are 2 more double bedrooms on this level. The top floor has a further two large double bedrooms with south facing bay windows and considerable storage and a spacious double shower.











Features Include: leaded and stained-glass windows, panelled doors, decorative working fireplaces, cast iron radiators, flagstones, and working window shutters throughout plus dado and picture rails. Windows are solid oak sash and case units.

There is a gas central heating system as well as underfloor heating and an Aga in the kitchen. Three comfortable bathrooms with modern fittings and a further 2 guest WCs.

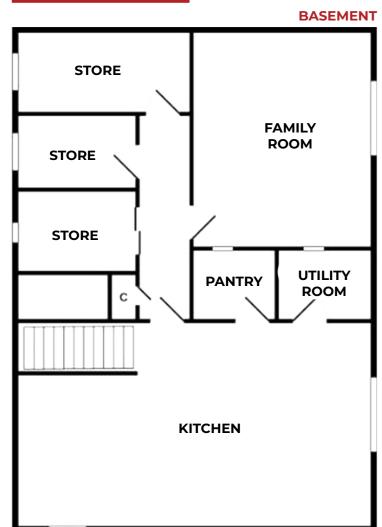
The property is accessed direct from the Main Street the front is laid to chipped stone. The path leads past the double garage to a huge walled garden laid to lawn a drive leads provides considerable off-road parking and large Summer House completes the property.



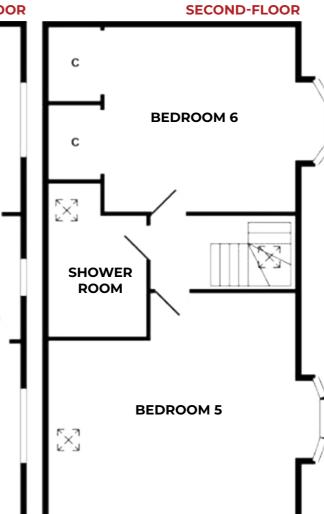




FLOOR **PLAN**







Approximate Dimensions
(Taken from the widest point)

Lounge 5.30m x 4.70m (17'5" x 15'5") Dining Room 4.90m x 4.60m (16'1" x 15'1") Sitting Room 3.70m x 3.40m (12'2" x 11'2") Library 4.00m x 3.60m (13'1" x 11'10") Dining Kitchen 8.10m x 4.50m (26'7" x 14'9") Family Room 5.20m x 4.30m (17'1" x 14'1") Utilty Room 2.30m x 1.70m (7'7" x 5'7") Store 3.60m x 1.70m (11'10" x 5'7") Bedroom 1 4.60m x 4.40m (15'1" x 14'5") En-suite 4.70m x 3.00m (15'5" x 9'10") Bedroom 2 4.50m x 4.50m (14'9" x 14'9") Bedroom 3 3.70m x 3.40m (12'2" x 11'2") Bedroom 4/Study 4.00m x 3.80m (13'1" x 12'6") Bedroom 5 6.80m x 5.40m (22'4" x 17'9") 5.30m x 4.50m (17'5" x 14'9") Bedroom 6 Shower Room 3.70m x 2.40m (12'2" x 7'10")

Gross internal floor area (m²): 384m²

EPC Rating: E





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