



An impressive four-bedroom detached villa located in the small former fishing village of Collieston, it boasts commanding views of the beach and the village amphitheatre



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No. 15 The Cliff is an impressive four-bedroom detached villa located in the small former fishing village of Collieston on the east coast of Scotland. It boasts commanding views of the beach and the village amphitheatre. The property is in good condition, decorated with a neutral palette, and features double-glazed windows and an oil central heating system. The villa offers stunning natural beauty and breathtaking harbour views, which can be enjoyed from the covered outdoor porch and patio before entering the property.

THE LOUNGE



Upon entering, you'll find a small hallway with stairs leading to the first floor. On the left side is a good-sized lounge with dual-aspect windows providing views across the harbour. Continuing through the lounge, you'll find a dining room and a well-equipped kitchen with ample work surface and cupboard space.

THE DINING ROOM



VIEWS



Lounge view



Dining room view

THE KITCHEN



The kitchen includes an oil central heating boiler, washing machine, tumble dryer, and a fitted ceramic double oven with a cooker hood. The kitchen also has an external door leading to the back garden.



On the right-hand side of the hallway is a sizable double bedroom with dual-aspect sea views but no storage, a shower room, and a convenient WC by the stairs. Across the hall is another double bedroom with a single storage cupboard.

BEDROOM 1



BEDROOM 2



THE WC & SHOWER





Climbing the stairs to the first floor, you'll discover the generous size of the property. There are two spacious double bedrooms, one with wardrobe space, and both offer sea views. The open room could serve as a fifth bedroom or an upper sitting room. Finally, the family bathroom on this floor features a shower above a corner bath, a tiled splash-back, a ceiling light, and a heated towel rail.

THE BATHROOM



BEDROOM 3



BEDROOM 4



THE SITTING ROOM /BEDROOM 5



The property has a stone-covered patio at the front, providing premium views of the village and beach. At the rear is an elevated garden and drying area, primarily grass-covered, along with a wooden shed and an Oil tank. The property also offers car parking for two cars, which is considered a premium feature in Collieston. It is connected to mains electricity, main drains, and water, ensuring modern convenience. Additional parking is available at the harbour.

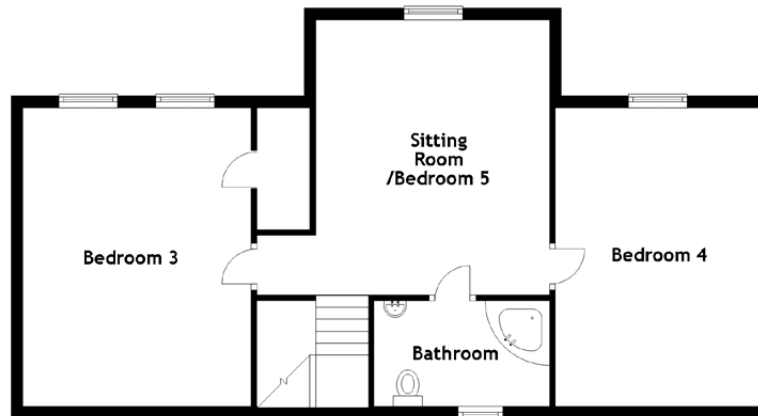
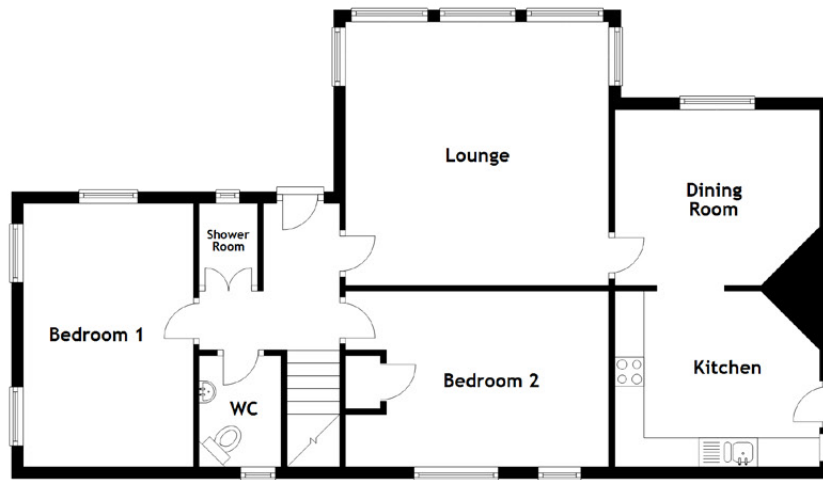
Considering its unique location and exceptional features, No. 15 The Cliff presents a once-in-a-generation opportunity to own arguably one of the best-positioned properties in Collieston. The property could be an attractive option as a lucrative and highly successful holiday let or serve as a spacious family home. Viewing the property in person is recommended to appreciate its beauty and potential fully.

EXTERNALS





FLOOR PLAN, DIMENSIONS & MAP

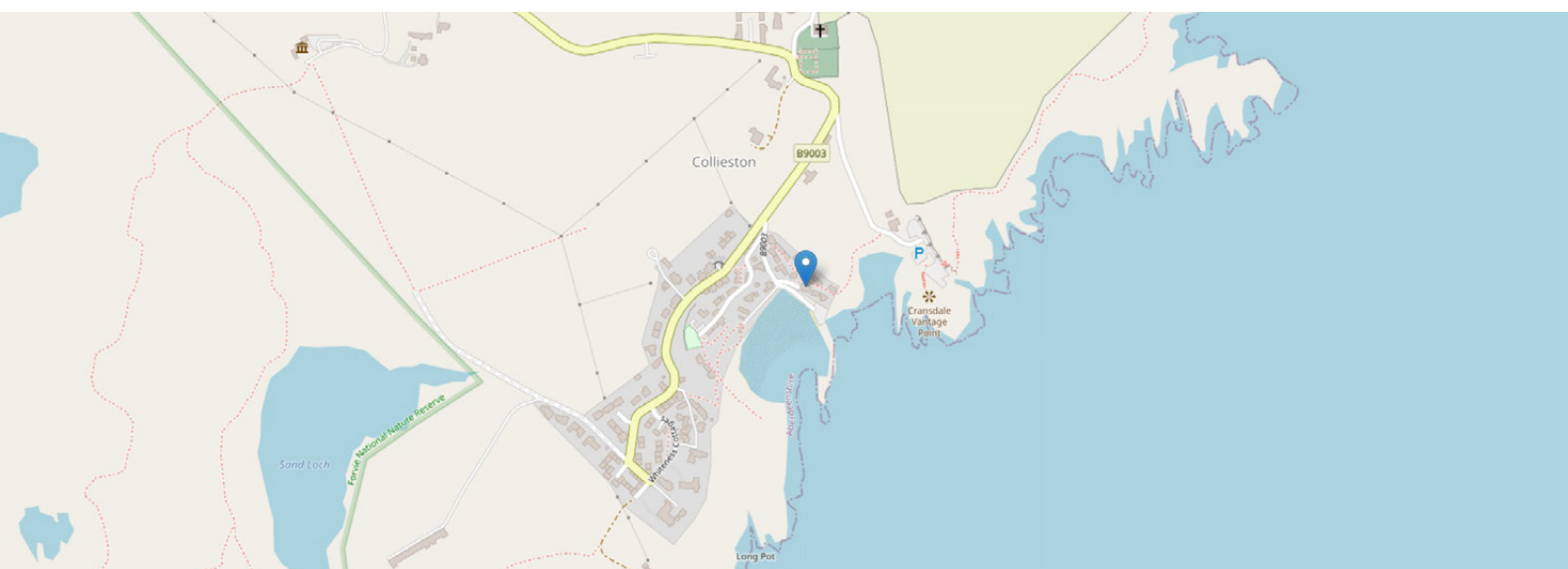


Approximate Dimensions (Taken from the widest point)

Lounge	4.50m (14'9") x 4.50m (14'9")
Dining Room	3.50m (11'6") x 3.00m (9'10")
Kitchen	3.50m (11'6") x 3.00m (9'10")
WC	1.90m (6'3") x 1.40m (4'7")
Shower Room	1.40m (4'7") x 1.00m (3'3")
Bedroom 1	4.50m (14'9") x 2.90m (9'6")

Bedroom 2	4.50m (14'9") x 3.00m (9'10")
Bedroom 3	5.10m (16'9") x 3.90m (12'10")
Bedroom 4	5.10m (16'9") x 3.50m (11'6")
Sitting Room/Bedroom 5	5.00m (16'5") x 4.70m (15'5")
Bathroom	3.00m (9'10") x 1.80m (5'11")

Gross internal floor area (m²): 153m²
EPC Rating: E



THE LOCATION

The village of Collieston, located on the northeast coast of Aberdeenshire, has a rich history as a fishing village dating back to the 16th century. However, evidence suggests that people have inhabited the area even before that time. The village thrived in the 17th and 18th centuries, primarily engaged in fishing for herring, haddock, whiting, and cod.





Geographically, Collieston is situated just north of the Sands of Forvie Special Protection Area, between Cruden Bay and Newburgh. The nearby cliffs house numerous sea caves and small coves with shingle beaches, making it an ideal terrain for smugglers in the past. The area surrounding Collieston is designated as a site of national importance, particularly for the colonies of cliff-nesting seabirds like kittiwake, guillemot, razorbill, fulmar, and shag.

The larger village of Newburgh, located approximately five miles south of Collieston, is situated on the estuary of the River Ythan. Newburgh has amenities such as a preschool and primary school, while secondary education is available at Ellon Academy, which is also within a short distance.

The Ythan Estuary near Newburgh is famous for its wildlife, including breeding seabirds, winter wildfowl, and Eider Ducks that frequent the area. The region offers miles of sandy beaches for exploration and several leisure facilities, including immaculate eighteen-hole golf courses like the Trump International Links Course at Balmedie.

Newburgh itself has a small retail shop and a well-known hotel and restaurant. For more extensive amenities, residents can head to the vibrant town of Ellon, located about seven miles west of Collieston. Ellon offers various facilities, including an NHS health centre, Post Office, restaurants, cafés, pubs, and major supermarkets. Both Collieston and Newburgh are well-connected by regular local transport.

For those needing to commute to Aberdeen city centre or Dyce Airport, both are approximately twenty miles south of the property and easily accessible. Aberdeen offers excellent bus and rail services and hosts national and international flights from Dyce Airport. The Aberdeen Western Peripheral Route has further improved the commute to Dyce.




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