

# Santa Cruz, 4 School Road

NEWBURGH, ELLON, ABERDEENSHIRE, AB41 6BT



*SITUATED IN THE HEART OF A PICTURESQUE VILLAGE RENOWNED FOR ITS NATURE RESERVE*



01224 472 441



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)







---

McEwan Fraser Legal is delighted to offer this 4-bedroom traditional detached dwelling, "Santa Cruz" 4 School Road, Newburgh, which is located in the heart of the village within easy walking distance of local amenities. The current owner, during his long tenure, has modernised and upgraded to a very high standard, ensuring the preservation of many of the original features from a bygone era. The property further benefits from modern UPVC windows and doors with gas central heating and two recently installed modern wood-burning stoves.

The accommodation comprises an entrance porch that adds an element of privacy and provides access to the reception hall, which has a staircase leading to the upper floor, under stair cupboard and paneled doors leading to further living accommodation.

There are two principal rooms to the front of the property. The lounge is a warm and comfortable room and enjoys a front aspect, traditional fire surround with a newly installed wood burning stove, adding that touch of grandeur, the room is flooded with natural light via the dual aspect windows, on the opposite side is the formal dining room, which previously was used as bedroom 4.

---



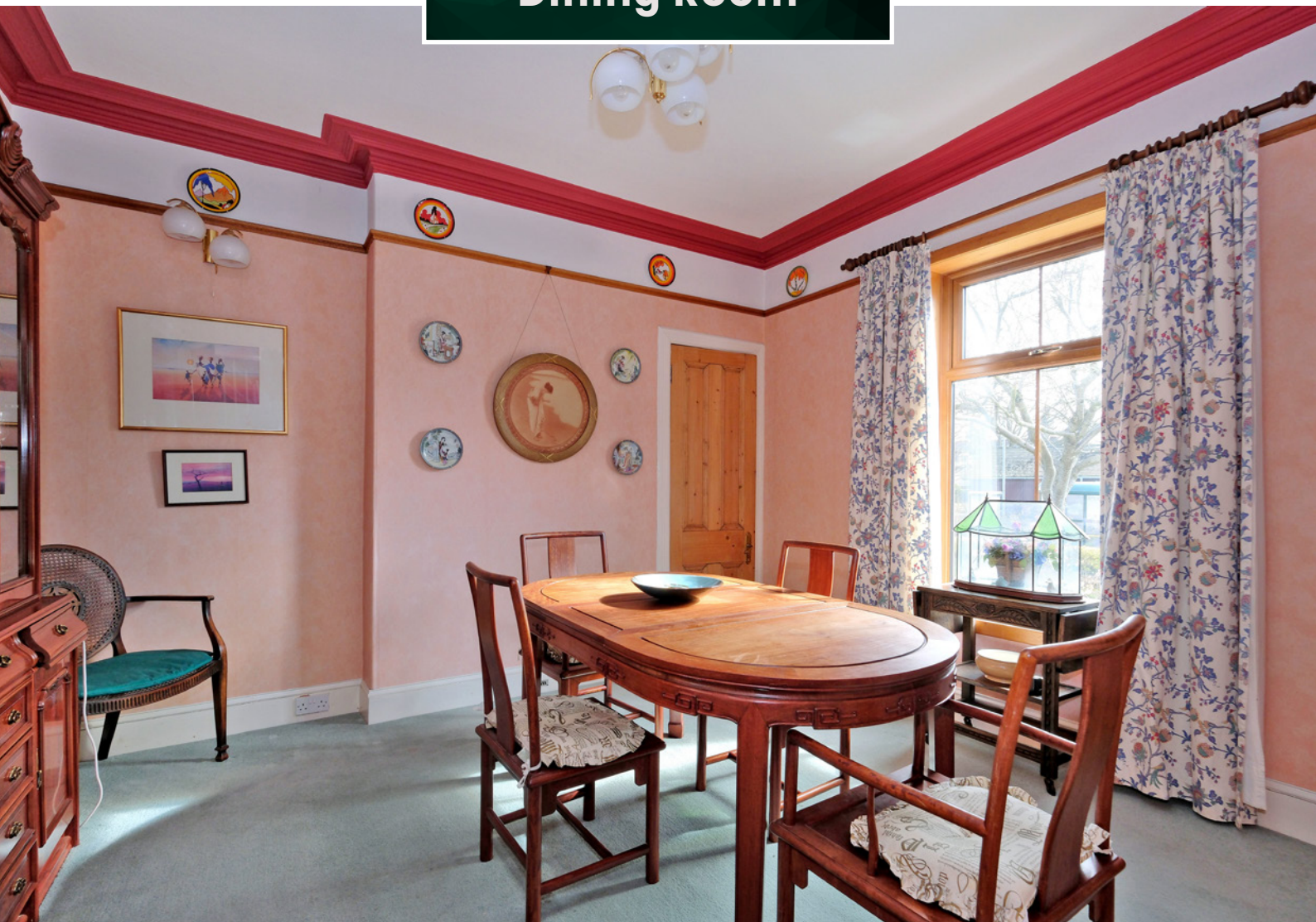
“...THE LOUNGE IS A WARM AND COMFORTABLE ROOM AND ENJOYS A FRONT ASPECT, TRADITIONAL FIRE SURROUND WITH A NEWLY INSTALLED WOOD BURNING STOVE, ADDING THAT TOUCH OF GRANDEUR, THE ROOM IS FLOODED WITH NATURAL LIGHT VIA THE DUAL ASPECT WINDOWS...”







Dining Room





The open-plan dining/kitchen is sure to be the heart of this home. The kitchen is fitted with a wide range of base and wall units with contrasting worktops and splash backs with quality integrated and standalone appliances. The dining area features the second newly fitted wood-burning stove and allows access to the conservatory and the rear garden. A centrally located shower room completes the ground floor.













The original staircase with a wooden balustrade leads to the upper level, where you have three bedrooms. The largest bedroom of the three has fitted wardrobes along the full length of the bedroom. The second bedroom has a walk-in wardrobe, both overlook the front garden. The smaller of the three would be an ideal nursery or single bedroom. A centrally located shower room completes the accommodation.







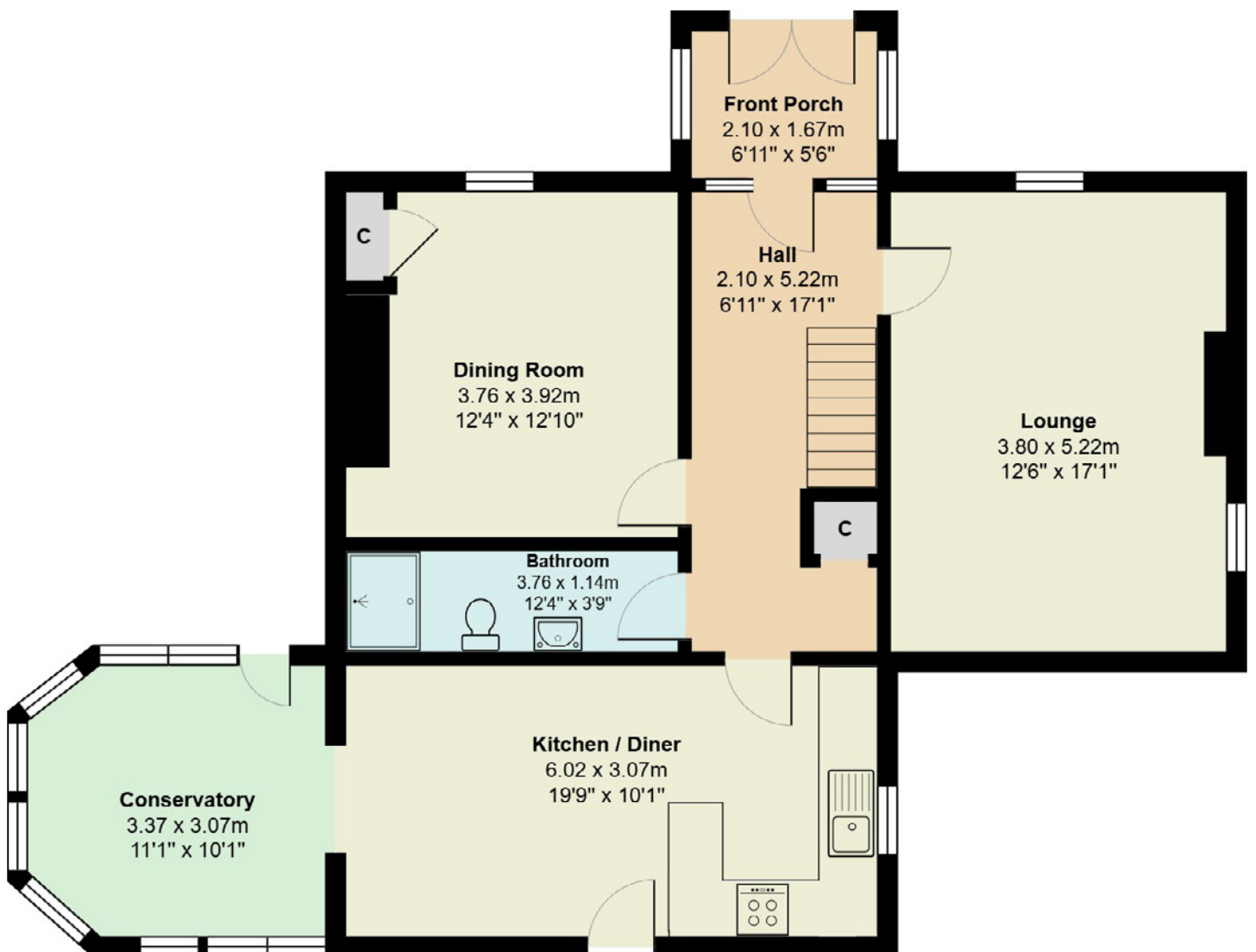
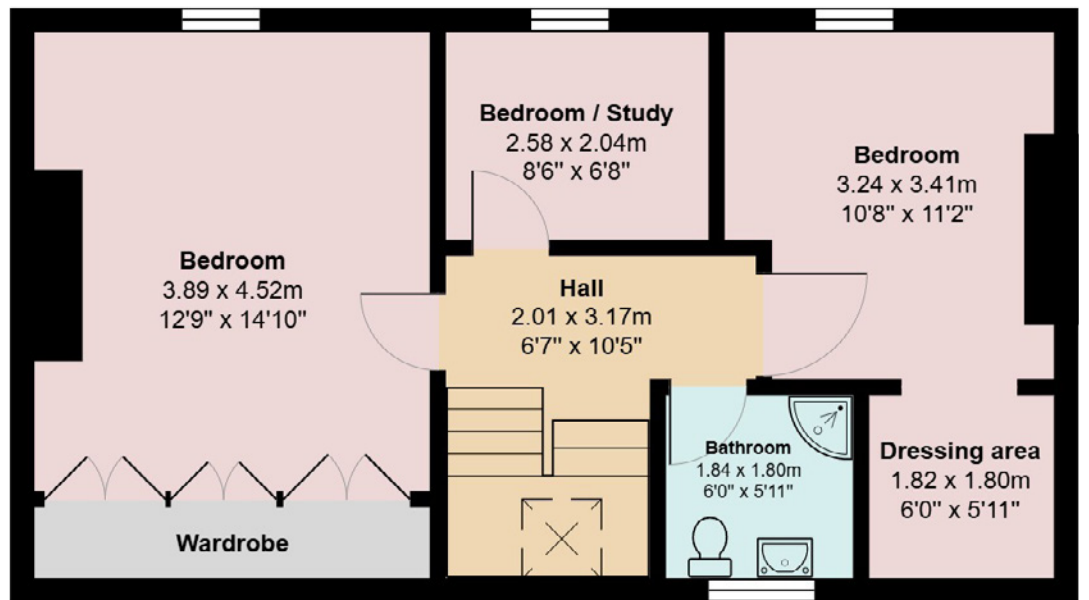
**Bedroom 2**











Gross internal floor area (m<sup>2</sup>): 123m<sup>2</sup>

EPC Rating: E





The front garden is bordered by a traditional stonewall with part wrought iron fence, gated with a stone path leading to the front porch, the extensive front and side garden is laid mostly to lawn with borders that are awash with a multitude of mature shrubs, plants and seasonal flowers.

Gated access to the side of the property ensures that the rear garden is a safe environment for those with children or pets. To the rear of the property, the courtyard is accessed from the kitchen and the conservatory and allows access to the double garage. One of the garages is currently set up as a utility area with a Miele fridge freezer and a Bosh condensing dryer. The outbuilding and the craft/workshop, all of which have power and light. A further wooden potting shed and garden shed will remain.

## The Property









---

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 stunning, quaint and quiet village is fast becoming a desirable location to live, especially now with the completion and recently opened 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 the area being zoned for secondary education at the nearby state-of-the-art academy at Ellon.

Newburgh is located in the heart of a nature conservation area, "The Ythan Estuary", minutes from this property. It 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, numerous leisure facilities available, and several immaculate eighteen-hole golf courses all within a short drive of this property, including the Trump International Links Course at Balmedie.

---





Within the village, a small retail shop, a renowned hotel and restaurant with all the other normal facilities one would expect locally in the vibrant small town of Ellon, approximately six miles north, an NHS health centre, small shops, a Post Office, restaurants, cafés, pubs and major supermarkets. The village and town are well served by regular local transport.

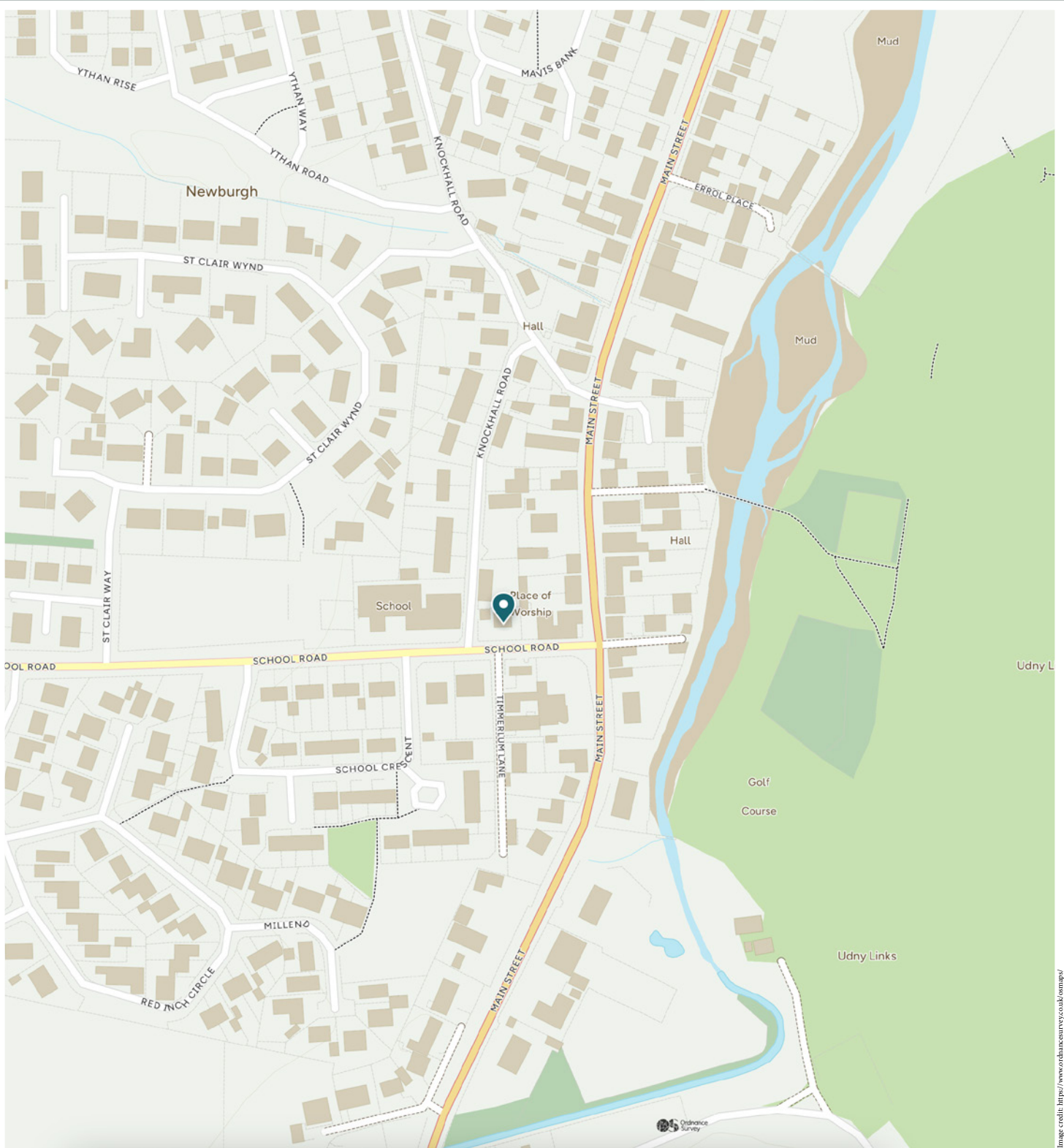
Aberdeen city centre and Dyce Airport are approximately thirteen miles to the south of the property and are both easily commutable. The city offers excellent bus and rail service with national and international flights provided from Dyce Airport. With the new Aberdeen Western Peripheral Route, the commute to Dyce has never been easier.

---

---

## The Location





# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01224 472 441

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



THE SUNDAY TIMES  
THE TIMES



Text and description  
**PETER REID**  
Area Sales Manager



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.

Image credit: <https://www.ordnancesurvey.co.uk/osmap/>