

## 7 Haddo Crescent, Newburgh, Ellon, AB41 6DU

Price Over

**£283,000****Under offer** 5  3  1  **175 m<sup>2</sup>** EPC **D** Council Tax Band **G****Contact Solicitor**

Raeburn Christie Clark & Wallace  
7 The Square  
Ellon  
AB41 9JB

01358 720777

[ellon@raeburns.co.uk](mailto:ellon@raeburns.co.uk)

<http://www.raeburns.co.uk>

**Features**  Garage  Garden**Description**

Set within extensive gardens, this extremely spacious **five bedrooomed detached dwellinghouse** with triple length garage occupies an elevated position within a most established cul-de-sac, and offers a wealth of accommodation throughout. Benefiting from full double glazing and gas central heating, the accommodation comprises a bright reception hall, lounge/dining room on split level L-shape open plan, dining kitchen, a well appointed conservatory, two double bedrooms and cloakroom/w.c. on the ground floor, with three further double bedrooms and family bathroom on the upper floor. The garden grounds are well stocked with established shrubberies, and mainly enclosed by mature trees and fencing. A gravel driveway with off-street parking leads to the spacious triple length garage. This is an ideal opportunity to acquire an exceptionally spacious, well maintained family home, offering adaptable living space, and early viewing is essential to fully appreciate.

Newburgh is a popular coastal village, affording the opportunity to reside in pleasant tranquil surroundings whilst being ideally situated for commuting to Bridge of Don, Aberdeen and Dyce. The

area is well served by local recreational facilities including an 18 hole golf course, salmon and seatrout fishing on the River Ythan, and walks along splendid beaches, and the famous Forvie Sands, which is a designated Nature Conservation area. There is also a Primary School in the village and a few essential shops, and a hotel. The larger town of Ellon with all its' amenities is conveniently situated only 5 miles away.

**Reception Hall** A bright hall, entered through a uPVC storm door with co-ordinating glazed inset to side. Carpeted open tread staircase to upper floor. Built-in shelved cupboard housing the electric meter and fuse box.

**Lounge** 21'3" x 14'8" [6.48m x 4.50m] approx. A bright and airy, well appointed room on L-shaped split level open plan to the dining room, with picture window to front offering a pleasant outlook across the cul-de-sac. Presented in neutral paper décor and fitted with a beige carpet, it affords ample space for furniture and incorporates a decorative stone fireplace with inset open coal fire.

**Dining Room** 12'3" x 9'7" [3.75m x 2.97m] approx. Overlooking the rear, this generously proportioned room offers ample space for formal dining.

**Dining Kitchen** 12'8" x 11'2" [3.91m x 3.42m] approx. at widest Located to the rear and fitted with a generous range of modern wall and base storage cabinets, incorporating generous runs of co-ordinating worktops, tiled surrounds and an inset 1.5 bowl ceramic sink. Shelved larder cupboard. The built-in Siemens induction hob, Miele fan oven, extractor and combination microwave will remain, together with the integrated dishwasher, fridge and freezer.

**Conservatory** 13'3" x 12'10" [4.05m x 3.90m] approx. A bright, well appointed room of generous proportions offering an ideal spot for informal entertaining and giving access to a paved seating area at the rear. TV point.

**Double Bedroom 4** 11'7" x 11'1" [3.58m x 3.39m] approx. A generously proportioned room with window to rear and built-in wardrobe.

**Double Bedroom 5** 11'5" x 10'10" [3.52m x 3.35m] approx. A further bright and spacious room, located to the front with built-in wardrobe.

**Cloakroom/W.C.** 6'4" x 4'1" [1.96m x 1.24m] approx. Fitted with a two piece suite set into co-ordinating wall and base vanity cabinets, co-ordinating worktops and recessed mirror above. Electric shaver socket. Extractor. Opaque glazed window to rear.

**Upper Hall** A bright hall with window to front and all rooms on this level leading off. A spacious walk-in cupboard with light offers ample storage and gives access to the extensive floored and insulated eaves storage space. Shelved linen cupboard. Hatch to loft.

**Master Bedroom** 15'6" x 11'0" [4.77m x 3.36m] approx. A bright and airy room, boasting splendid views across the front towards the sand dunes. Presented in neutral tones, it affords ample space for furniture and incorporates wall to wall built-in wardrobes. Access to floored eaves space.

**Double Bedroom 2** 15'4" x 10'9" [4.68m x 3.32m] approx. A further generously proportioned double bedroom, offering pleasant views across the front and fitted with built-in wall to wall wardrobes. Two access doors to partially floored eaves storage space.

**Double Bedroom 3** 11'8" x 11'2" [3.61m x 3.40m] approx. into door. A bright room with window to front and built-in wardrobe. Two telephone points.

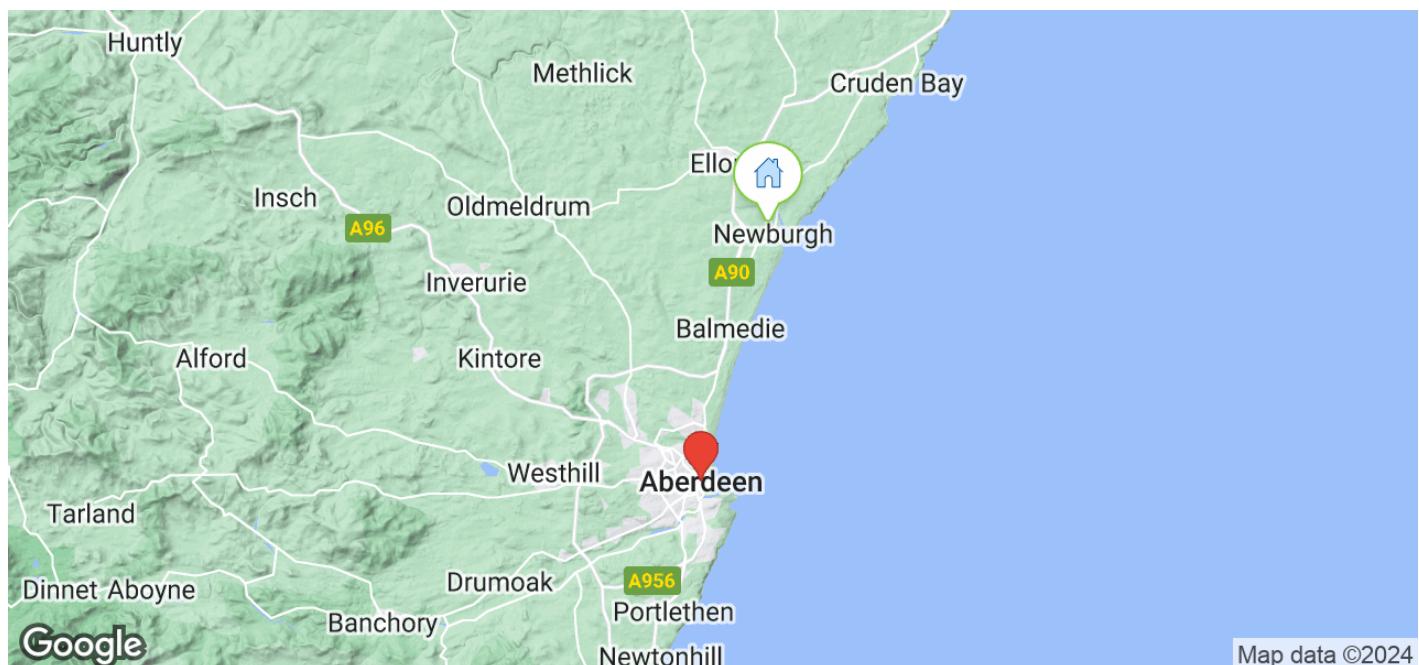
**Bathroom** 9'6" x 5'6" [2.92m x 1.70m] approx. Fitted with a spa bath with fully tiled surrounds and overhead electric shower, and incorporating a two piece suite set into wall and base vanity cabinets with co-ordinating tops, tiled surrounds and recessed mirror above. Opaque window to rear. Extractor. Heated towel rail. Electric shaver socket.

**Garage** 47'9" x 9'2" [14.61m x 2.81m] approx. A spacious, triple length garage, fitted with an up and over door, power and light. Wall mounted central heating boiler. uPVC window to rear and part glazed uPVC storm door to garden.

**Gardens** The property is set on an attractive corner site within a small cul-de-sac and stands within established gardens of considerable size. The walled garden to the front is mainly laid to lawn and incorporates planted shrubs and a gravelled walkway. The gardens to the sides and rear are mainly bounded by fencing and mature trees, and laid to lawn, incorporating an abundance of established shrubs and bushes. A paved seating area offers an excellent spot for alfresco dining. There are ample security lights around the house which can be controlled from inside the property or externally.

**Directions** From Ellon, proceed south out of the town along the A90 Ellon/Aberdeen road, and after leaving the dual carriageway at Tipperty, turn left at the sign for Newburgh. On entering Newburgh, turn right onto Airyhill View, continue along and turn right onto Haddo Crescent. Number 7 is located at the top of the cul-de-sac, facing down the hill, as indicated by our for sale board.

**Notes** Gas central heating. uPVC double glazed windows and exterior weather boards. EPC=D. All floor coverings, blinds and light fittings to remain. Additional items of furniture and white goods may be available under separate negotiation with the sellers.



#### **View this property here**

<https://www.aspc.co.uk/search/property/348749/7-Haddo-Crescent/Ellon/>

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