

**11 Skateraw Road,**  
Newtonhill, Stonehaven, AB39 3PT

Price Over  
**£150,000**

**Under offer**

 **3**  **1**  **1**   **77 m<sup>2</sup>** EPC **D** Council Tax Band **D**



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**Features**



Garden

**Description**

We are delighted to offer for sale this charming **three bedroomed home** with some lovely sea views in the village of Newtonhill. Benefitting from gas central heating and double glazing the property features a bright and cosy lounge with AGA multi fuel stove with marble hearth making a lovely focal point to the room and a well-appointed fitted kitchen with integrated oven and hob and generous storage cabinets. Completing the ground floor are a spacious double bedroom with built in wardrobes and the family bathroom. The upper floor provides a second good sized double bedroom and a single bedroom both with stunning sea views and built-in storage cupboards. Outside there is a driveway and neat lawn to the side and a generous rear garden mainly laid to lawn with drying green, greenhouse and garden shed. Viewing highly recommended.

Newtonhill is a pleasant coastal village located approximately 7 miles south of Aberdeen and within easy commuting distance. There are many varied amenities available locally, including the Bettridge

Centre which offers sporting and social activities, a pharmacy, supermarket and restaurant, a library, two public houses, a grocery store and post office. There are many pre-school groups within the village, a primary school and after school club. Secondary education is catered for at Portlethen Academy.

**Hallway** 17'6" x 7'1" [5.43m x 2.15m] approx. at longest and widest On entering, the spacious hallway is decorated in neutral tones and gives access to all ground floor accommodation. The carpeted staircase leads to the upper floor. A lockable understair cupboard houses the electric fuse box and meter and provides storage. A double glazed window to the front gives natural light. Dado rail. Smoke alarm.

**Lounge** 12'5" x 12'0" [3.79m x 3.67m] approx. The well proportioned lounge is a bright room with window to the front and features an AGA multi fuel stove which provides a stylish focal point for the room. Finishing touches to the room include decorative plaster coving and ceiling rose. Neutral décor. Laminate flooring.

**Kitchen** 12'2" x 11'5" [3.72m x 3.47m] approx. The bright good sized kitchen overlooking the rear garden is fitted with a comprehensive range of wall and base cabinets in neutral tones with matching worktops and a 1.5 bowl stainless steel sink with drainer with tiled splashbacks. There is an integrated double oven and gas hob with extractor hood and space for a washing machine and tumble dryer. Modern light fitting. Vinyl flooring. Exterior uPVC door gives access to the rear garden.

**Double Bedroom** 10'7 x 9'7" [3.23m x 2.92m] approx. This spacious double bedroom on the ground floor benefits from a double glazed window overlooking the rear garden and a double fitted wardrobe with sliding mirrored doors. Pendant light. TV point.

**Bathroom** 7'10" x 5'7" [2.39m x 1.71m] approx. The family bathroom is fitted with a three piece suite comprising of W.C., wash hand basin and bath. An opaque double glazed window gives plenty of natural light to the room decorated with painted tongue and groove panelling and tiled to dado height around the bath and wash hand basin. Shaver point.

**Upper Hallway** 16'9" x 3'1" [5.11m x 0.94m] approx. The carpeted staircase leads to the upper hallway which is decorated in neutral tones with a painted dado rail and double glazed window giving natural light. Pendant light. Smoke alarm.

**Double Bedroom 2** 11'4" x 9'8" [3.45m x 2.94m] approx. The second good sized double bedroom gives lovely sea views to the side of the property. It is tastefully decorated with a feature wall and benefits from fitted double wardrobes. Telephone point.

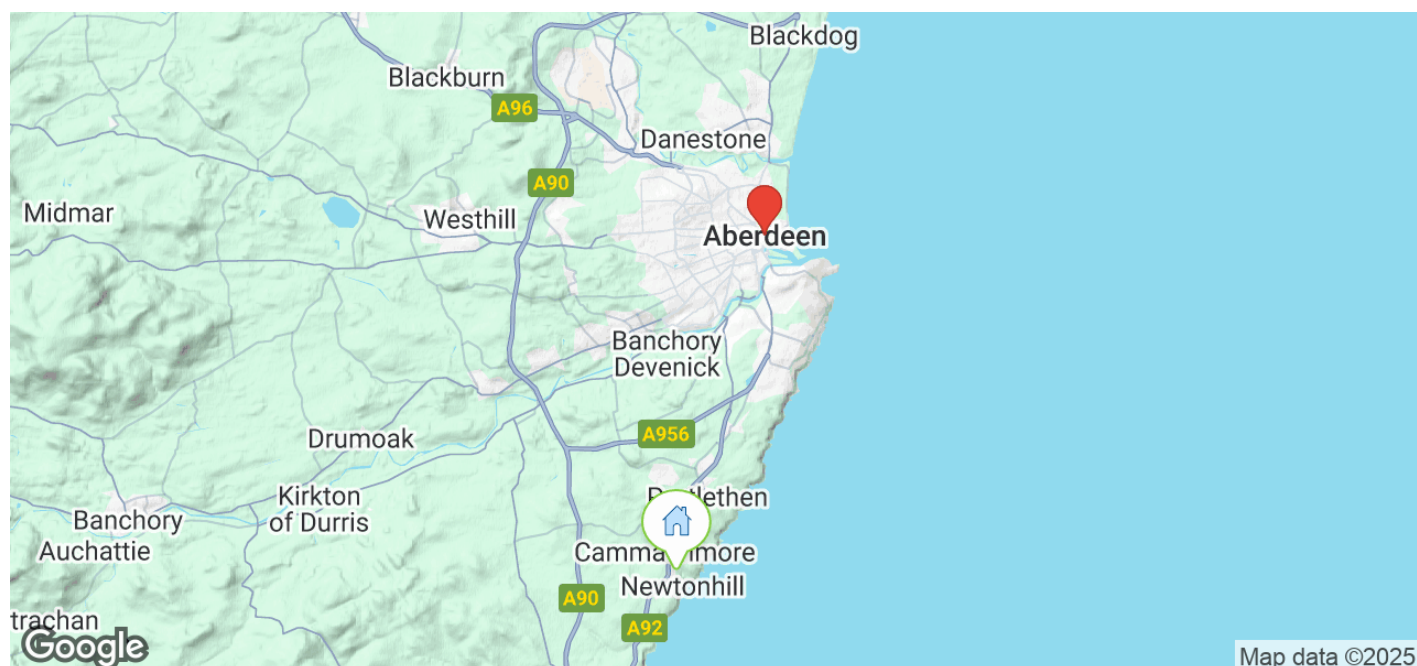
**Single Bedroom** 9'11 x 6'2" [2.77m x 1.87m] approx. Also with sea views the single bedroom features two built in storage cupboards with fitted shelving. Pendant light.

**Outside** To the front there is a flower bed and to the rear is a neat enclosed garden laid to lawn with a drying green and sheds two of which belong to the property as well as a greenhouse. There is access to the side via a secure gate where there is an area of lawn and a driveway providing parking for one vehicle. The neighbouring property has gated access through the garden.

**Directions** Travelling south on the A90 from Aberdeen take the exit where signposted Newtonhill. At the roundabout take the first exit onto Newtonhill Road and continue to follow the road over the railway bridge and round a sharp left turn then a right turn onto Skateraw Road. No 11 is on the left where indicated by our For Sale Board.

**Notes** Gas central heating. Double glazing. EPC=D. AGA multi fuel stove. All fitted floor coverings, light fittings, blinds and curtains are included in the sale along with the integrated appliances in the kitchen

comprising of a double oven, gas hob and extractor and fridge freezer. The washing machine and tumble dryer will be removed. The greenhouse and garden shed will also remain.



### View this property here

<https://www.aspc.co.uk/search/property/364703/11-Skateraw-Road/Stonehaven/>

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