

12 St. Peters Road

NEWTONHILL, STONEHAVEN, AB39 3RG



An immaculate four/five-bedroom detached villa on a mature plot situated on a quiet road in the heart of Newtonhill



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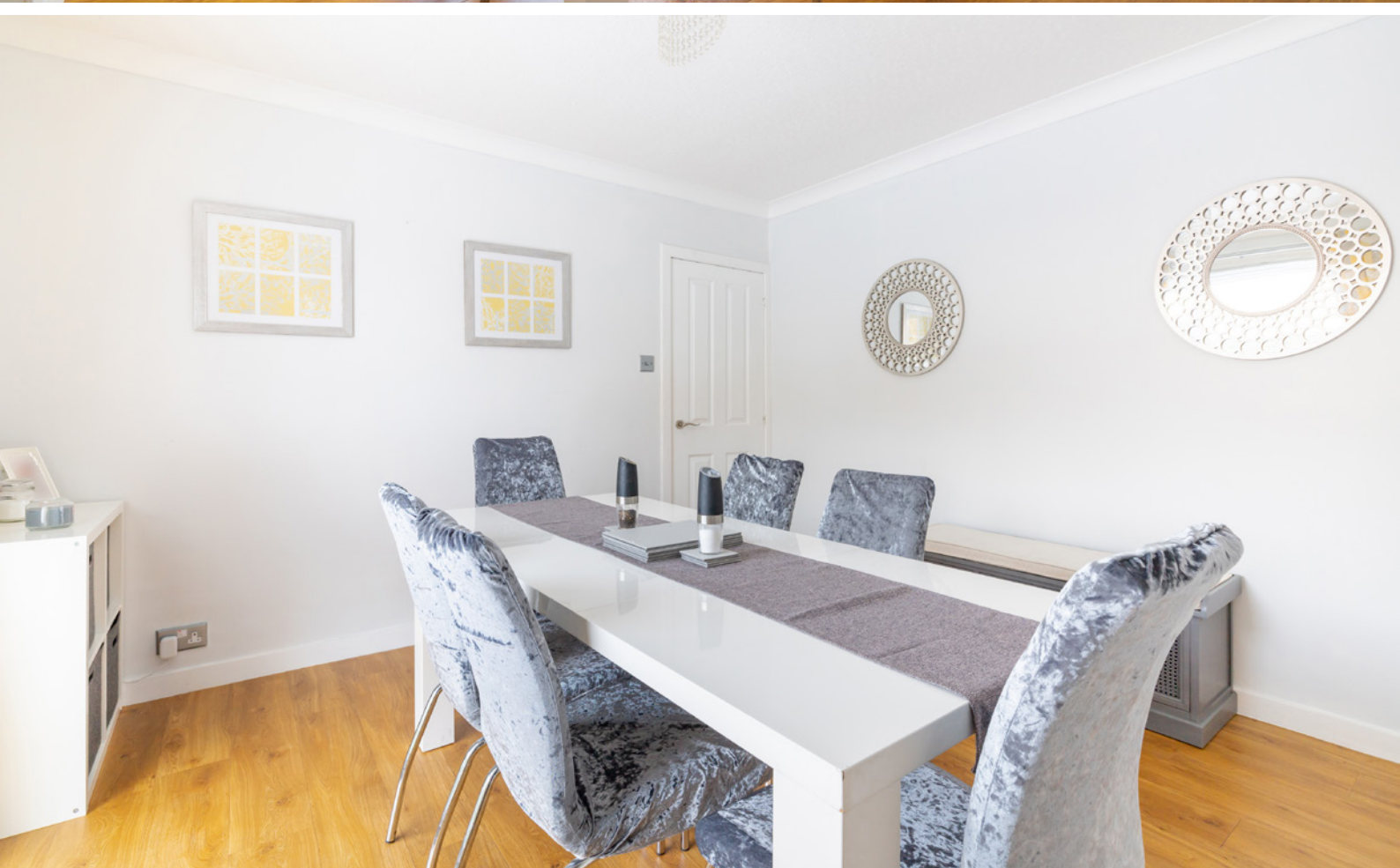
McEwan Fraser Legal is delighted to offer a rare opportunity to purchase 12 St Peters Road, an immaculate four/five-bedroom detached villa on a mature plot situated on a quiet road in the heart of Newtonhill, in walk-in condition.

THE LOUNGE



The accommodation comprises an entrance vestibule (laminated) leading to an imposing open entrance hall (laminated) where all accommodation is accessed. A convenient WC with a circular bowl and storage cupboards are off the hall. Moving clockwise, a relaxing and spacious rectangular family lounge (carpet) with a full-width window and patio doors that access the rear garden. Doors at the rear of the lounge open to the spacious formal dining room (Oak Laminated) and vertical radiator.

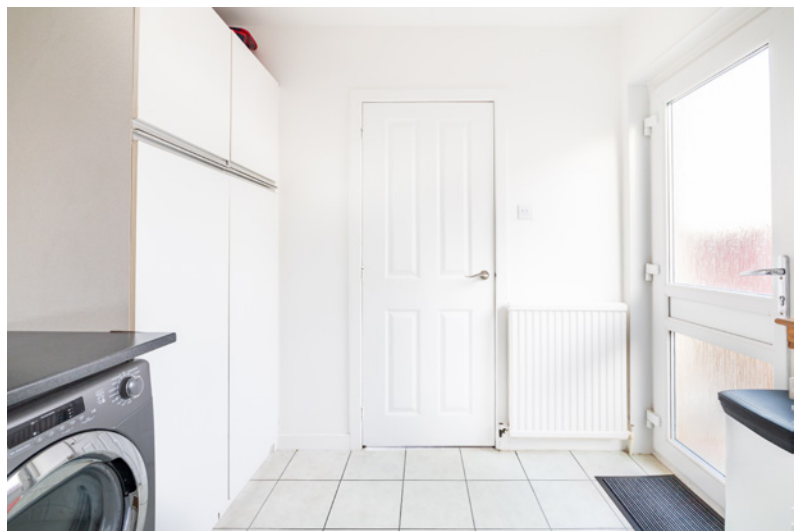
THE DINING ROOM



THE KITCHEN & UTILITY



Next is a natural wood facia kitchen laid out in a functional horseshoe; it lacks for nothing, with excellent preparatory space and phenomenal storage, a Neff double oven, a six-ring gas hob with a Neff cooker hood and even a wine fridge. A good-sized utility room off the kitchen offers additional storage, sink and laundry space, and doors leading to the double garage and garden that completes the ground floor accommodation.





Climb the stairs to the upper landing, which provides access to all sleeping accommodations, four double bedrooms with storage, plus a small double or work-from-home space (no storage). Off the landing is the family bathroom, with a shower bath, a modern suite and a partially tiled splashback with a vertical towel rail; it is bright and airy. The main bedroom has an ensuite with a shower over the bath, storage cupboards, ceiling lights, and a vertical towel rail.

THE BATHROOM



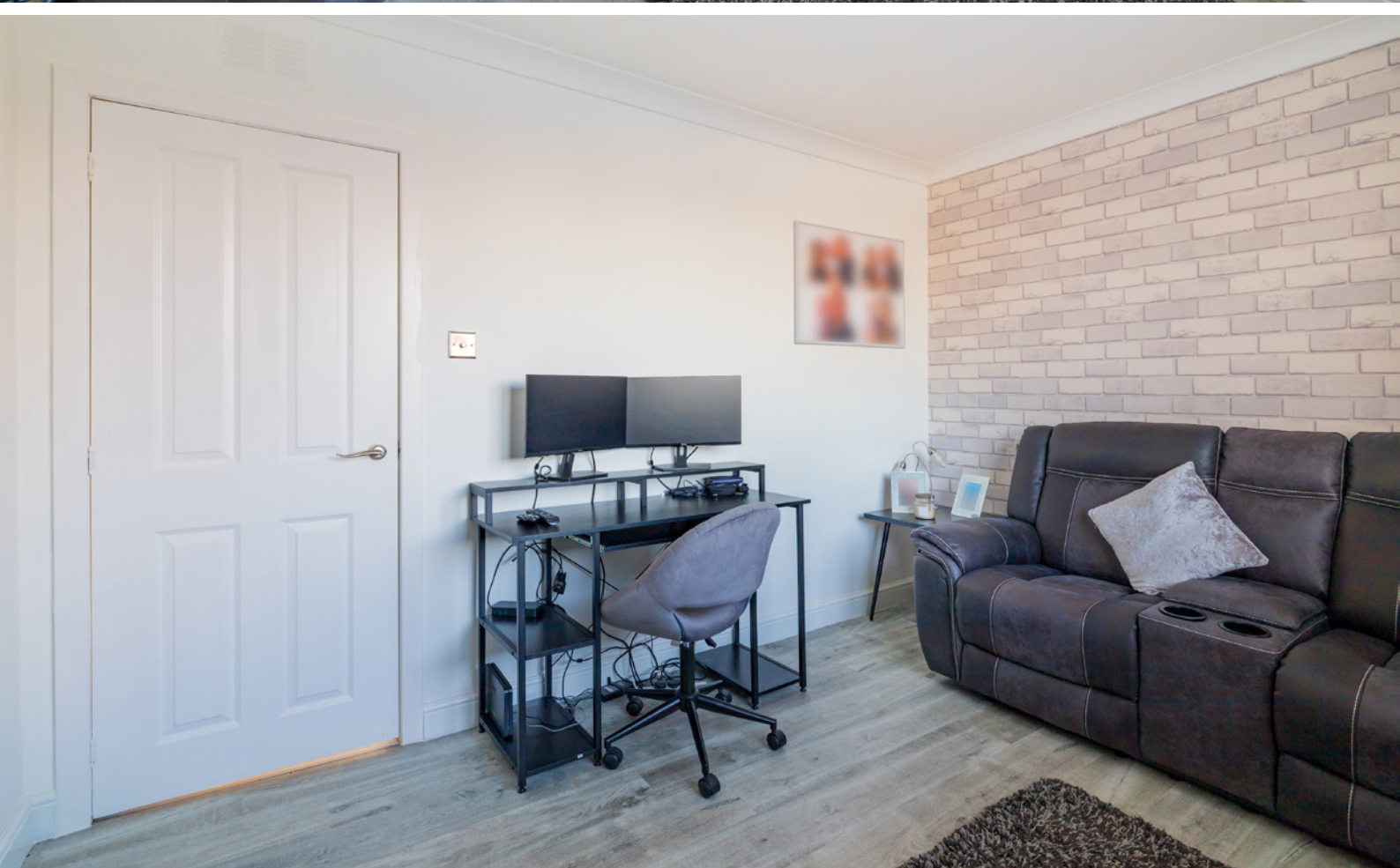
BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOMS 4 & 5



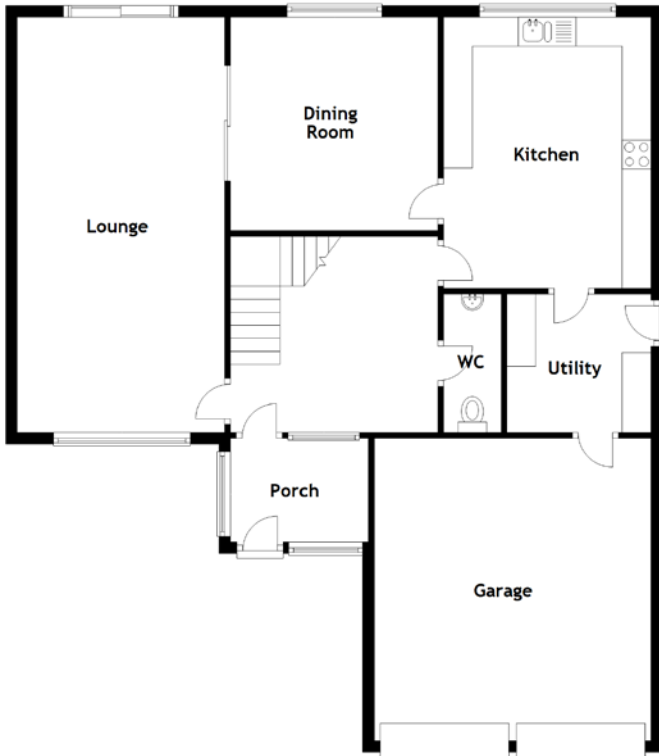
The front of the house has a tarmac parking area for two/three cars; the driveway leads to the double garage. A path to the side of the property leads to the enclosed rear garden, which is laid mainly to lawn with an immaculately trimmed mature hedge, two wooden sheds and a substantial fenced composite decked area adjacent to the lounge patio doors. The rear garden offers a safe and private space for pets and children but is easy to maintain and manage.

This spacious high-calibre modern property has been finished to the highest standards, sits discretely on a quiet road, and further benefits from gas central heating and double-glazing; this villa would make an ideal family home with genuine work-from-home capacity.

EXTERNALS & VIEW



FLOOR PLAN, DIMENSIONS & MAP

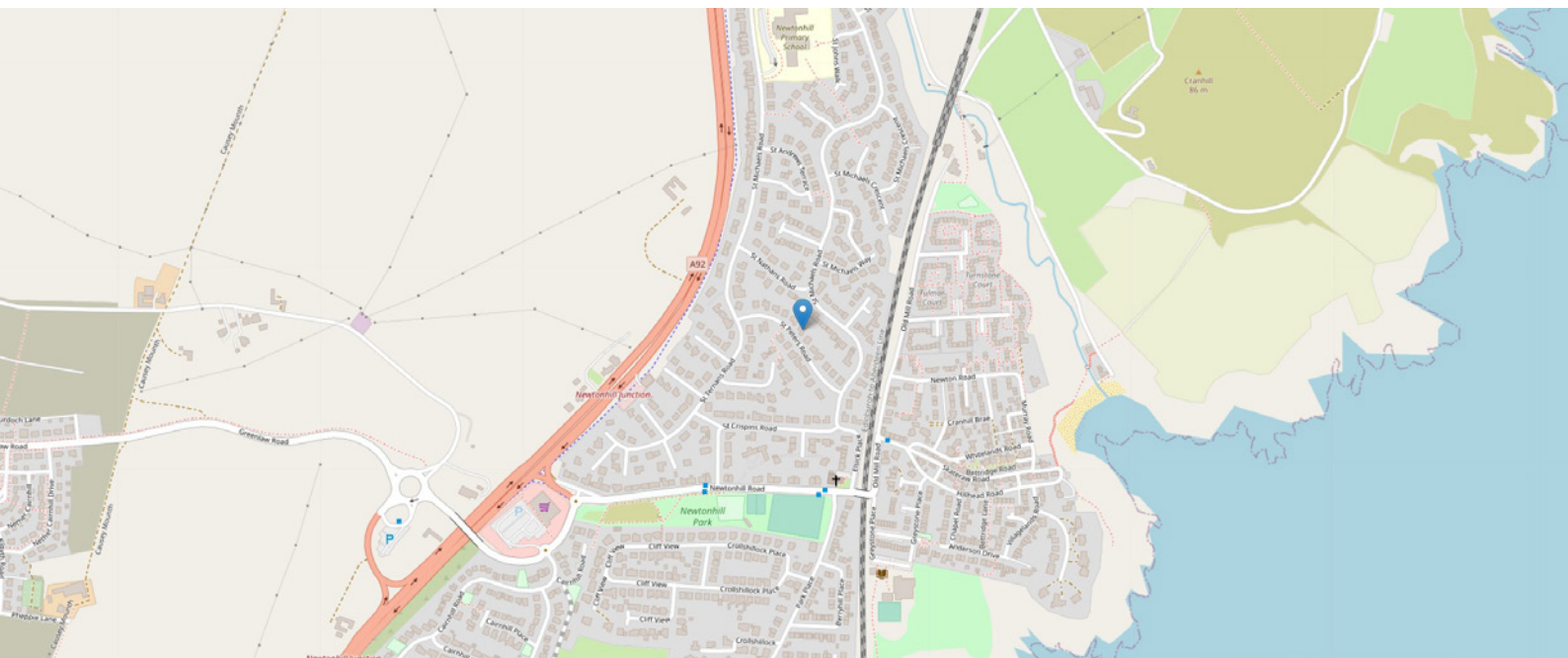


Approximate Dimensions
(Taken from the widest point)

Porch	2.40m (7'10") x 1.80m (5'11")
Lounge	7.20m (23'7") x 3.60m (11'10")
Dining Room	3.70m (12'2") x 3.60m (11'10")
Kitchen	4.70m (15'5") x 3.60m (11'10")
Utility	2.50m (8'2") x 2.40m (7'10")
WC	2.40m (7'10") x 1.10m (3'7")
Bedroom 1	4.80m (15'9") x 3.70m (12'2")

En-suite	2.30m (7'7") x 1.70m (5'7")
Bedroom 2	3.70m (12'2") x 3.60m (11'10")
Bedroom 3	3.70m (12'2") x 2.70m (8'10")
Bedroom 4	3.60m (11'10") x 2.90m (9'6")
Bedroom 5	4.10m (13'5") x 3.60m (11'10")
Bathroom	2.30m (7'7") x 1.70m (5'7")
Garage	5.24m (17'2") x 4.80m (15'9")

Gross internal floor area (m²): 185m²
EPC Rating: D



THE LOCATION

This impressive detached property is located in the ever-popular coastal village of Newtonhill, Kincardineshire and easily commutable to Aberdeen just ten miles to the north and within easy reach of Stonehaven. The property is situated near several local amenities and a short walk to a Tesco Metro store; there are also other small local shops, a pharmacy, Post Office, a library and two public houses. Pre-school and primary schooling are available in the village, with secondary education available at Portlethen.

The area is well-served by regular public transport, with the A90 road functioning primarily as a commuter town to Aberdeen and other business hubs, making it particularly convenient for those commuting to the commercial areas of Tullos and Althens.

Aberdeen provides all that one would expect from modern-day city living, including great shopping, pubs, restaurants, fantastic theatres and cinemas, with superb recreational and leisure facilities. The city offers excellent bus and rail service, with national and international flights from Dyce Airport. The East Coast Rail Network operates from Aberdeen, linking the central belt and beyond.




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