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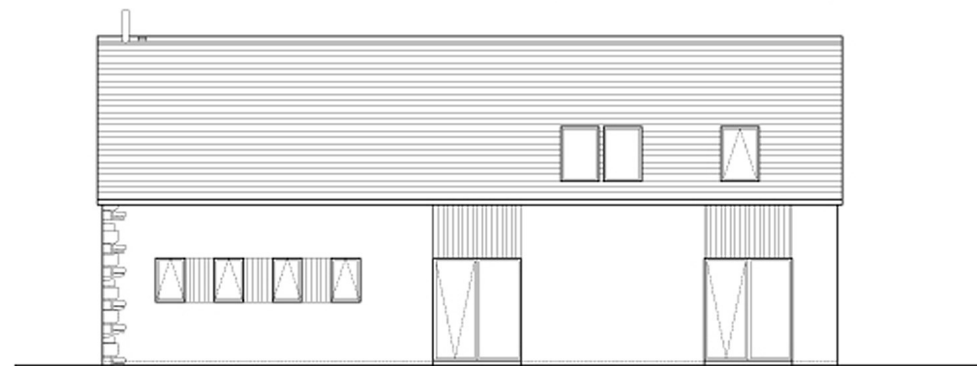
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PLOT 2, UPPER WARBURTON, ST CYRUS, DD10 0AG



East Elevation



West Elevation
Plot 2

**Stunning New House within an Exclusive
Development in Coastal Location**

OFFERS OVER
£420,000

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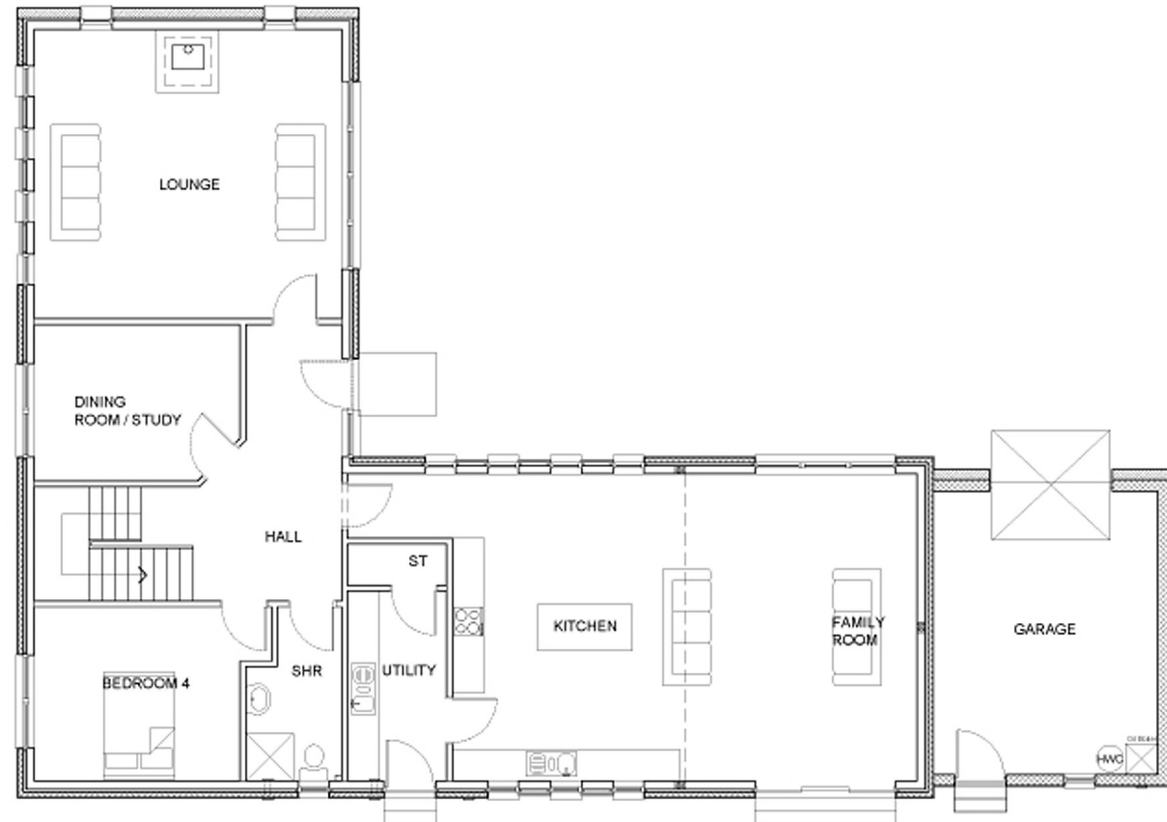
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Accommodation Overview

Entrance Hall, Lounge, Dining Room/Bedroom Five, Kitchen/Dining/Family Room, Utility Room, Bedroom Four and Shower Room. First Floor: Master Bedroom with En Suite Shower Room, Two further Double Bedrooms and Family Bathroom.

Occupying an elevated position in a pleasant coastal location close to St Cyrus, 36 miles south of Aberdeen and just 6 miles north of Montrose, we are delighted to bring to the market this stunning newly constructed dwellinghouse in an exciting new development of three executive detached homes built to an exceptionally high standard by renowned local builder G.F. Bisset of Inverbervie. Benefitting from air source pump heating with underfloor heating throughout the ground floor, the accommodation comprises a welcoming entrance hall, lovely lounge basked in natural light from the full height windows and enjoying a superb outlook over the surrounding countryside, impressive open plan kitchen/dining/family room, adjoining utility room, versatile dining room/bedroom five, bedroom four and a shower room. Upstairs, there is a generous master bedroom with en suite shower room, two further bedrooms and family bathroom. Externally, there are to be gardens to the front and rear, a loc-bloc driveway and an extra large single garage. Ready for immediate entry, the purchasers will have the choice of quality kitchen fittings and finishings. Early internal viewing is recommended to fully appreciate the quality of accommodation and pleasant setting on offer.



Ground Floor Plan
Plot 2

Entrance Hall

5.30m x 2.70m (17'4" x 8'9") approx.

Entered via a composite front door with glazed side panel, this spacious L-shaped entrance hall gives access to all accommodation. Oak staircase with stairs leading to the first floor with large understair cupboard.

Lounge

5.70m x 5.50m (18'7" x 18'0") approx.

A sizable lounge glazed on three sides giving a pleasant outlook over the surrounding countryside. Wood burning stove.

Dining Room/Bedroom 5

3.90m x 3.00m (12'8" x 9'8") approx.

Versatile room boasts twin windows overlooking the rear of the property. Ample space for a range of furnishings.

Kitchen/Dining/Family Room

10.8m x 5.80m (35'4" x 19'0") approx. at widest

Large impressive room glazed on two sides with views of the sea and over the surrounding countryside. Patio doors leading out to the side. Door to utility room.

Utility Room

3.10m x 1.90m (10'2" x 6'2") approx.

Practical utility room with door leading out to the rear. Door to boiler room.

Bedroom 4

4.50m x 3.30m (14'8" x 10'8") approx.

Double bedroom with window to the rear.

Shower Room

3.30m x 1.80m (10'8" x 5'9") approx.

Window to the side.

First Floor

Spacious landing with three velux windows making this area naturally bright and leading to the first floor accommodation.

Master Bedroom

6.60m x 4.20m (21'7" x 13'8") approx.

Generous double bedroom with two velux windows to the front. Two fitted double wardrobes.

En Suite Shower Room

3.60m x 2.00m (11'8" x 6'6") approx.

Velux window to the front.

Bedroom 2

4.90m x 3.90m (16'2" x 12'8") approx.

Double bedroom with two velux windows to the side with lovely views of the sea and the surrounding countryside. Fitted double wardrobe.

Bedroom 3

4.20m x 3.30m (13'8" x 10'8") approx.

Velux window to the rear with a view of the countryside.

Bathroom

2.60m x 2.50m (8'5" x 8'2") approx.

Velux window to the side.

Garage

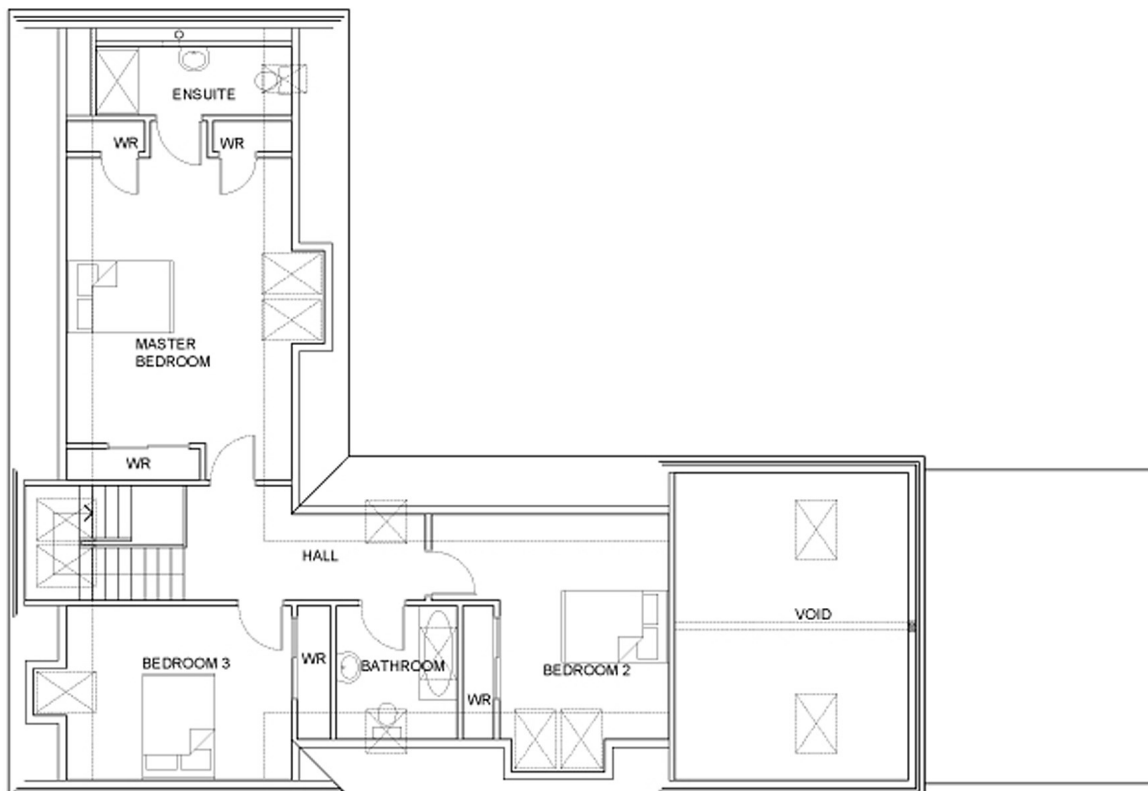
Extra large single garage with electric door, window to the rear and door leading out to the side.

Outside

Front and rear gardens. Loc-bloc driveway. Extra large single garage.

Location

Within easy commuting distance of Aberdeen, Montrose and Dundee, St Cyrus is situated between Aberdeen and Dundee on the A92 coastal road. As well as the famously attractive beach, within the village itself, there are many amenities including a hotel and grocery store. Primary schooling is catered for within the village while secondary education is available at Mearns Academy in Laurencekirk. Private education is available nearby at the well known Lathallan Preparatory School.



First Floor Plan
Plot 2

Directions

Travelling South on the A92 from Stonehaven, enter St. Cyrus and travel through the village. Continue along for around 1.5 miles after St Cyrus where the development is located on the left hand side, as indicated by our For Sale board.

Notes

Air source pump heating. Double glazing.

Viewing

Please telephone 07808 783024 or the Selling Agent's Stonehaven office.

Office Reference: NEM/KAW/Stonehaven

WHILST THESE PARTICULARS ARE BELIEVED TO BE CORRECT, THEY ARE NOT GUARANTEED AND ARE NOT TO FORM PART OF ANY CONTRACT OF SALE.

For FREE independent mortgage advice, contact our Financial Services Department on 01224 332400

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