



20 St Clair Wynd

Newburgh, Aberdeenshire AB41 6DZ



mackinnons
solicitors



Overlooking the property frontage, the spacious lounge lies partially on open plan to the formal dining room area. Of neutral decoration, there is ample space available for a range of free standing furniture.

The dining kitchen is a well proportioned room enjoying views over the rear garden. Of neutral decoration and fitted with parquet style vinyl flooring, the kitchen features a good range of shaker style base and wall units with under unit lighting. The L-shaped work surface incorporates a stainless steel sink with drainer, while there is also a free standing cooker with oven/grill and four ring gas hob with extractor fan above. With ample space available for a dining table and chairs, a door from the kitchen leads into the utility room, where a partially glazed door leads out to the rear garden.

The principal bedroom overlooks the property frontage. A light and bright room fitted with laminate wood effect flooring, a double wardrobe provides shelf and hanging space. The principal bedroom also benefits from a well appointed en-suite shower room.

Double bedroom two is a further generously proportioned living space overlooking the rear garden. Of neutral décor and carpeting, there is a double fitted wardrobe.

Completing the living accommodation is the shower room. Featuring a white two piece suite, a double walk-in shower enclosure with folding door includes aqua-panelling whilst housing a mains shower appliance.

We are delighted to offer for sale this well proportioned two bedroom bungalow with linked single garage, situated in an attractive residential area within the charming coastal village of Newburgh.

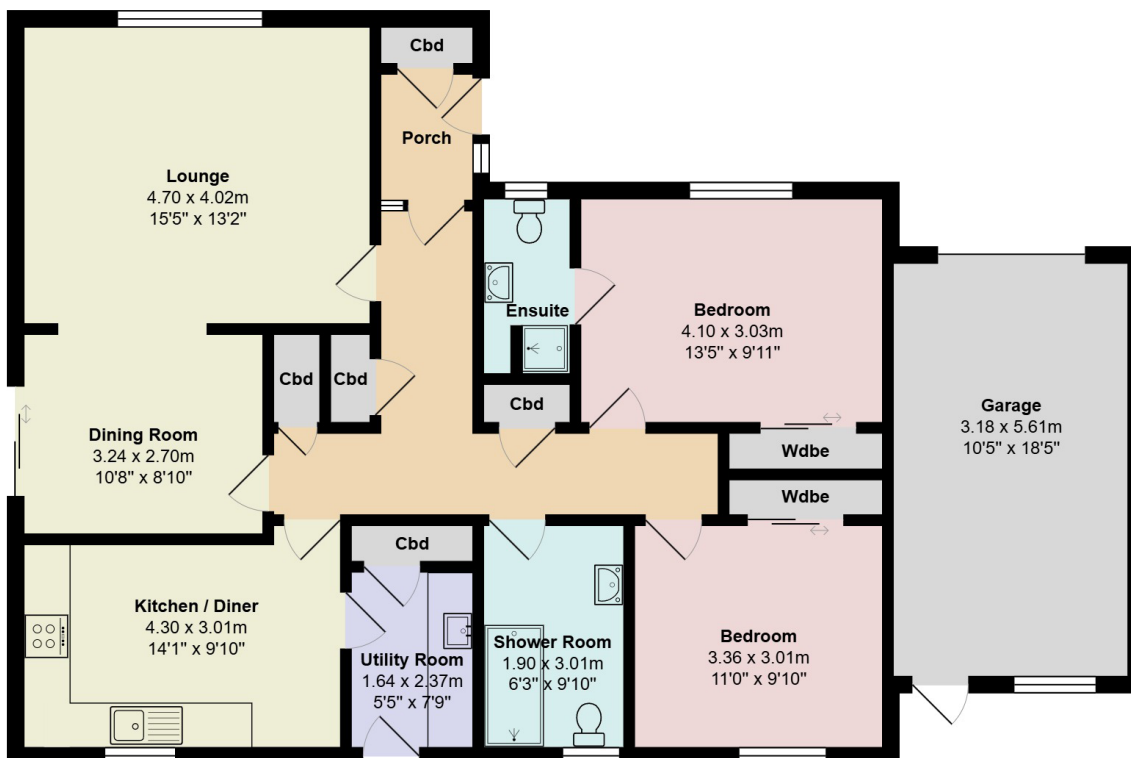
Offering versatile living accommodation and ample storage facilities, the property is situated amidst generously proportioned and well established garden grounds.

A hardwood door leads into the entrance vestibule, where there is a fitted cupboard. A 15 pane Georgian style door leads into the welcoming reception hall, where there are three fitted cupboards and a ceiling hatch providing access to the attic.





- Gas Central Heating
- Double Glazing
- Mains Drainage and Water
- Single Storey Accommodation
- Two Bedrooms
- Single Garage
- Off Street Parking
- Fully Enclosed Rear Garden



These particulars are intended to give a fair representation of the property and whilst every care has been taken in their compilation they are not guaranteed and do not form part of any contract. Areas, measurements and distances are given only as a guide and any plans are for identification only and are not to scale.

Terms

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