



4 Mallard Court, Newburgh,  
Ellon, AB41 6FJ

Offers Over £150,000

**peterkins**



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- Wonderful Semi-Detached Bungalow
- Well Appointed Living Room
- Dining Kitchen with Appliances
- Two Double Bedrooms
- Attractive Shower Room
- Gas Central Heating
- Double Glazing
- Low Maintenance Gardens
- Driveway Providing Off Street Parking for Three Cars
- Large Single Garage

Viewing contact Peterkins  
on (01224) 428100

Ref: 46970/1

EPC: C

**Description:**

Early viewing is highly recommended to appreciate the interior of this wonderful **two bedroom semi-detached bungalow** situated within the charming village of Newburgh. The property is presented in an immaculate and “ready to move into” condition providing the discerning purchaser the opportunity to move in with the minimum of inconvenience. The accommodation is all on one level and comprises of: Entrance vestibule; “L” shaped hallway; well appointed living room with picture window; modern dining kitchen with appliances; two double bedrooms; attractive shower room; loft access. Outside there are low maintenance gardens together with a long driveway to the side of the house which leads up to the large single garage. Heating is provided by a gas central heating system and all windows are double glazed. The fitted flooring, light fittings, white goods, blinds and curtains will be included in the sale.

**Location:**

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, walks along splendid beaches, and the famous Forvie Sands, which is a designated Nature Conservation area. There is also a primary school, village hall, local shop and excellent hotels within the village. The larger town of Ellon with all its amenities is conveniently situated approx. 5 miles away.

**Directions:**

From Aberdeen proceed north along the A90 Aberdeen/Ellon Road, taking the slip road signposted Newburgh and follow the road into the village. Proceed straight ahead along Main Street and turn left onto Eider Road before you exit the village, then take the second left into Mallard Court. Number 4 is indicated by our “For Sale” sign.

**Entrance Vestibule:**

A part glazed uPVC exterior door gives access to the entrance vestibule; pendant light fitting; matwell; laminate flooring; a part glazed door leads to the hallway.

**Hallway:**

The welcoming “L” shaped hallway gives access to all accommodation; built-in shelved storage cupboard; access to the loft via a “Ramsay” ladder; telephone point; smoke detector; pendant light fitting; laminate flooring.

**Living Room: 14'4 x 10'2 (4.36m x 3.10m) approx.**

Well appointed living room with a lovely picture window to the front of the property fitted with “Venetian” blinds; radiator; television point; smoke detector; ceiling cornice; three branch ceiling light fitting; fitted carpet.

**Dining Kitchen: 10'1 x 8'4 (3.07m x 2.55m) approx.**

The modern dining kitchen is fitted with an excellent range of base and wall mounted cabinets with contrasting work surfaces; stainless steel sink and drainer with a mixer tap; ceramic hob with a stainless steel splashback behind; built-in oven; cooker hood extractor; fridge/freezer; washing machine; window to the front of the house fitted with a roller blind; television point; radiator; heat detector; three branch halogen light fitting; laminate flooring.



**Bedroom 1: 11'3 x 10'2 (3.44m x 3.11m) approx.**

Well presented double bedroom with a rear garden aspect; window fitted with “Venetian” blinds; large built-in wardrobe with sliding doors provides great hanging and storage facilities; radiator; pendant light fitting; laminate flooring.

**Bedroom 2: 10'2 x 8'1 (3.11m x 2.47m) approx.**

Bright and airy second double bedroom with a window fitted with “Venetian” blinds overlooking the rear garden; television point; radiator; pendant light fitting; fitted carpet.

**Shower Room:**

The attractive shower room is fitted with a white three-piece suite comprising of: W.C., wash hand basin set into a vanity unit with a splashback behind and an aqua panelled shower cubicle complete with a mixer shower; shaver point; frosted window to the side of the property fitted with a roller blind; chrome ladder style radiator; extractor fan; downlighters; laminate flooring.

**Outside:**

There are well maintained gardens to the front and rear of the house which are both laid for low maintenance with granite chips. The enclosed rear garden also has a rotary dryer and paved pathway leading down the side of the garage. **Note:** The gas and electricity meters are located at the side of the property.

**Parking:**

There is a driveway to the side of the house which provides good off-street parking for up to three cars and leads up to the single garage.

**Garage:**

The large single garage has an up and over door with power and light installed. There is also a window and exterior door leading out to the rear garden.



Do you want the best mortgage for you?

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All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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