



**FERNILL, 5 SKATERAW ROAD  
NEWTONHILL, ABERDEENSHIRE, AB39 3PU**

**OFFERS OVER  
£180,000**

**CHARMING THREE BEDROOM TRADITIONAL TERRACED COTTAGE  
SET OVER TWO FLOORS**

- THREE BEDROOMS WITH SEA VIEWS
- OPEN PLAN LOUNGE/DINING AREA/PLAY ROOM
- MODERN KITCHEN
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- OFF-STREET PARKING
- LOW MAINTENANCE REAR GARDEN
- EPC RATING – D

James & George Collie Property + Mortgage Agency  
450 Union Street, Aberdeen AB10 1TR Tel: 01224 572777 Fax: 01224 580119  
e-mail: [p.sales@jgcollie.co.uk](mailto:p.sales@jgcollie.co.uk)







## DESCRIPTION

We are pleased to bring to the market this charming and well presented traditional terraced cottage set over two floors within the popular residential village of Newtonhill. The property has been tastefully modernised to provide well proportioned living and sleeping accommodation on the inside and externally it has a low maintenance garden with off-street parking to the rear. Viewing is essential for prospective purchasers to appreciate the unique charm and appeal on offer within this home.

The accommodation comprises: Entrance hallway with built-in cupboard, stairs to the first floor and a convenient cloakroom comprising of a wash hand basin, W.C. and extractor fan; A spacious, light and bright lounge/dining area/playroom are on the open plan and are very well suited to modern family living, the lounge area is located at the front with the dining area and play room conveniently situated next to the kitchen. The dining area offers ample space for a large table and chairs as well as other items of free-standing furniture, the play room area is a versatile space which would also be suitable for use as a home office; The kitchen is fitted with a range of medium wood effect base and wall units with contrasting dark worktops and co-ordinating splashbacks, there is an integrated gas hob with extractor fan above and electric oven beneath, integrated washing machine, and integrated fridge and freezer, there is a door from the kitchen to the rear garden; Stairs in the hallway take you to the first floor where there are three bedrooms all of which boast sea views. Bedrooms one and two are double rooms and bedroom three is a single, all three bedrooms have space for free-standing furniture; A family bathroom completes the accommodation and it comprises of a bath, separate shower cubicle, wash hand basin set in a vanity unit, W.C., window, extractor fan and a hatch to the floored attic.

### Accommodation:

#### Lounge/Dining Area/

Play Room 6.80m x 5.70m

Kitchen 2.82m x 2.77m

#### Cloakroom

Bedroom One 3.58m x 3.02m

Bedroom Two 3.44m x 2.50m

Bedroom Three 3.14m x 2.14m

Bathroom 2.87m x 2.05m

Outside: Pebbled floral borders at either side of the front door. To the rear of the property is a low maintenance stone chip garden which offers off-street parking and space for outdoor furniture or seating.



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Newtonhill is a popular residential coastal village located 7 miles south of Aberdeen, making for an easy commute to both the city and south via the A90 dual carriageway. Both the Newtonhill Primary School and Portlethen Academy are located conveniently along with a number of local amenities such as a library, a pharmacy, a Tesco Metro and a community centre. Other amenities are available in both Portlethen and Stonehaven at a short driving distance away. Regular public transport makes for an easy commute.

### **ENTRY**

By arrangement.

### **VIEWING ARRANGEMENTS**

Telephone selling agents 01224 572777.

### **DIRECTIONS**

Travelling south on the A90 from Aberdeen, take the exit signposted for Newtonhill. Continue straight across the mini roundabout towards Newtonhill. Follow this road where it then changes into Skateraw Road and the property will be located on the left hand side.