



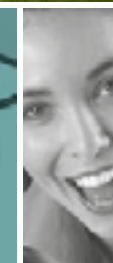
# EXCEPTIONAL DETACHED COTTAGE IN IDYLIC COASTAL VILLAGE

MARINE COTTAGE  
HIGHTOWN, COLLIESTON  
ELLON, AB41 8RS

- ENTRANCE PORCH
- RECEPTION HALL
- LOUNGE
- DINING KITCHEN
- UTILITY ROOM
- 5 DOUBLE BEDROOMS
- HOME OFFICE
- BATHROOM
- SHOWER ROOM
- AIR SOURCE HEATING
- DOUBLE GLAZING
- GARAGES
- CAR PORT
- OUTHOUSES
- GARDENS
- DRIVEWAY



**GAVIN BAIN  
& COMPANY**  
Solicitors & Estate Agents



Price Around

**£425,000**

We are delighted to offer for sale this exceptional, four/five bedroom, detached dwellinghouse which enjoys an imposing position high above picturesque Collieston Harbour, commanding spectacular views towards the cliffs and sea from the front facing windows, and enjoying magnificent far-reaching open views of the surrounding fields and countryside at the rear. Set well back from the road within beautifully landscaped garden grounds, this sympathetically modernised family home spanning two floors simply oozes charm and character with high ceilings, stripped pine panelled interior doors, a wide staircase with open spindle balustrade, and a striking inglenook fireplace with new cast iron wood burning stove in the lounge among a few of the retained period features. Large double-glazed windows create a particularly light and airy ambience throughout the well-proportioned rooms, and the central heating is powered by an efficient air source system which has recently been significantly upgraded. The décor has been freshened up in a warm colour palette complemented by a combination of practical floor coverings and co-ordinating window dressings, which are included in the sale, together with the light fittings, integrated and most free-standing appliances in the kitchen. The smart family bathroom at mezzanine level has recently been upgraded to an excellent standard benefiting from the installation of twin 'Belfast' style white ceramic basins set within bespoke cabinetry enhanced by 'Minerva Calcutta Marble' counter tops. Conveniently, there is also a shower room located on the ground floor. The gardens are established and boast well-stocked beds filled with vibrant flowering shrubs and mature trees, whilst the strategically placed seating areas are designed to offer quiet relaxation and social spaces. There is ample provision for open and secure vehicle parking on an extensive driveway with landscaped turning circle, garages and a large car port, all tucked away at the rear of the property.

Seldom do homes of this calibre in the area reach the open property sales market and this character filled home will undoubtedly appeal to families looking to enjoy the outdoor lifestyle and pleasures which the area has to offer. To fully appreciate its appeal, early interior viewing!

## LOCALITY

Collieston is a charming coastal village lying approximately 17 miles north of Aberdeen City, and within a short commute of Cruden Bay, Ellon and Peterhead. Transport is provided to Slains Primary School which is approximately 2 miles away, and to Ellon Academy. The stunning scenery, beautiful sandy beach, picturesque harbour, and Forvie National Nature Reserve are popular year-round tourist attractions and the village boasts a strong community spirit with regular well attended events such as visits from a mobile theatre group, ceilidhs, 'Burns' and bonfire nights, village fetes, and summer galas taking place. There are many picturesque walks to be enjoyed on local trails and open moors, whilst the area is a haven for a wide variety of interesting birds and wildlife.

## ENTRANCE PORCH

Bright entrance to the home, glazed on three sides to maximise visibility of the idyllic front garden and view to the sea. Telephone point with Broadband connection. Ceramic floor tiles. Glazed door to hall.

## RECEPTION HALL

Impressive entrance hall providing access to the ground floor accommodation via original stripped pine panelled doors. Tiffany style ceiling pendant. Carpet with matwell. Staircase to upper levels.

## LOUNGE

**22'2" x 15' (6.76m x 4.57m) approx**

Instantly appealing lounge, again enjoying a fabulous frontal view of the garden towards the sea, and a further side facing window. Boasting spacious proportions, the focal point of this attractively presented room is a striking inglenook fireplace with oak overmantle, exposed granite recess, and new cast iron wood burning stove. TV aerial with satellite connection. Two beaded glass chandeliers. Curtains on wooden poles fitted to the windows, and new engineered bamboo hardwood. Door to inner hall.

## INNER HALL

Leading to the rear of the home, with built-in understair cloak cupboard and eyeball spotlight fitting. Wood effect vinyl flooring.

## DINING KITCHEN

**19'8" x 13' (5.99m x 3.96m) approx**

Superbly appointed kitchen offering ample space for central dining table and fitted with an array of cream coloured shaker-style cabinets complemented by brushed steel handles, co-ordinating granite effect work surfaces and splashback tiling. Built-in shelved larder. "Blanko" 1.5 bowl sink and drainer with mixer tap. Appliances include: new 'Samsung' induction hob with chimney-style extractor canopy above; "Neff" eye-level electric double oven/grill; integrated dishwasher; and free-standing upright fridge/freezer. Telephone point. Several recessed downlighters and chrome spotlight track on dimmer control switch. Wicker roman blinds adorn the side and rear facing windows, and the floor covering is wood effect vinyl. Ample space for central dining table and chairs.

## UTILITY ROOM

Conveniently accessed off the kitchen and providing direct access to the rear garden, the spacious utility room is fitted with base units, worktop accommodation, and sink with white

quartz effect wet wall splashbacks. Traditional wooden clothes pulley. Wall mounted coat hooks, and radiator. Spotlight track. Side facing window. Vinyl wood effect flooring. Spaces for under-counter laundry appliances.

## SHOWER ROOM

Fitted with modern white sanitary ware, comprising: wc; wash basin in vanity unit; and recessed shower enclosure with both mains and electric shower systems, and glass pivot door. White quartz effect wet-wall panelling within the shower and to the splashback areas. Heated towel rail and fitted mirror above the basin. Recessed downlighters and extractor fan. Opaque side facing window. Vinyl wood effect flooring.

## DOUBLE BEDROOM 2

**12'9" x 12' (3.89m x 3.66m) approx**

Delightful, light filled, front facing room featuring pastel décor with new engineered bamboo hardwood and co-ordinating curtains on wooden pole. Pendant fitting. Ample floor space for free standing furniture.

## DOUBLE BEDROOM 3

**13'2" x 12'5" (4.01m x 3.78m) approx**

Good sized rear facing room benefiting from a built-in shelved cupboard. Aerial for wall mounted TV. Co-ordinating décor, curtains and new engineered bamboo hardwood. Pendant fitting.

## MEZZANINE LEVEL

A wide carpeted staircase with open spindle balustrade and solid handrail ascends to the bright mezzanine level where dual aspect velux windows draw in an abundance of natural light. Lighting is by a chrome spotlight fitting and Tiffany style ceiling pendant.

## FAMILY BATHROOM

**11'3" x 9'9" (3.43m x 2m) approx**

Windows spanning the length of one wall draw in considerable natural light to the spacious bathroom which is fitted with a quality white sanitary ware, comprising: wc with recessed cistern; bidet; and glazed shower enclosure fitted with both mains and electric shower systems and sliding door. A recent superb upgrade is the installation of twin 'Belfast' style ceramic basins with chrome mixer taps set in a range of stylish bespoke cabinetry with contrasting 'Minerva Calcutta Marble' counter top. White quartz wet wall panelling within the shower area and to dado height elsewhere. Fitted mirror, shaving light, and two shaving sockets. Traditional style chrome heated towel rail. Chrome circular spotlight fitting and extractor fan. Underfloor heating to the ceramic floor tiles. Large shelved airing cupboard with light housing the central heating controls and water cylinder.



## FIRST FLOOR

Continuing on the carpeted staircase to the first floor bedroom accommodation. Hatch access to loft space. Smoke detector.

### DOUBLE BEDROOM 1

17'5" x 12'10" (5.31m x 3.91m) approx

Commanding a magnificent open view towards the harbour and sea this most attractive bedroom can comfortably accommodate a range of free standing furniture. Contemporary chrome ceiling light. Curtains fitted to brass pole, and oak flooring.

### DOUBLE BEDROOM 4

12'10" x 9" (3.91m x 2.75m) approx

Again enjoying an open vista to the front, this bright bedroom is decorated in a pastel colour which is enhanced by oak flooring and co-ordinating curtains. TV aerial point. Contemporary chrome ceiling light.



### DOUBLE BEDROOM 5

12'10" x 8'1" (3.91m x 2.46m) approx

Instantly appealing and generously proportioned room commanding a fabulous open view of the surrounding countryside, through three tall windows which draw in an abundance of natural light. TV aerial point with satellite connection. Lighting is provided by two glass ceiling lights and a contemporary glass drop fitting, and the light and airy ambience is enhanced by oak flooring.

### HOME OFFICE

7'9" x 6'7" (2.36m x 2.01m) approx

Attractively decorated room with front facing window framing the fabulous sea view, fitted with curtains, pendant fitting, a telephone point, and new engineered bamboo hardwood.



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## OUTSIDE

The stunning front garden is enclosed by a stone wall and wooden front gate which opens onto a paved path leading to the front door. Well-tended lawns at either side of the path are bordered by an abundance of vibrant flowering shrubs, mature trees, pampas grasses and climbing roses, seating area laid in granite chips and a timber deck which is ideal for al fresco gatherings. A granite chipped access driveway leads to a parking space at the side, and on to the rear garden. The whole of the rear garden area has recently been extensively re-developed and laid in bespoke concrete paving stones, offering extensive parking facilities with a convenient landscaped turning circle. Surrounded by well stocked borders which host a variety of colourful shrubs, plants and climbers, a large patio with charming water feature is ideal for al fresco dining, whilst a further stone chipped area to the side offers a sheltered space for quiet relaxation. Water taps and outside lighting.



## OUTBUILDINGS

There is ample provision for secure vehicle parking at the rear of the property within two large stone built garages, and a 7m<sup>2</sup> 1.5 bay car port. The garages are serviced with power, light and water supplies and are secured by electric roller doors. Stone built wood store, and workshop with workbench, shelving, power and light.

## DIRECTIONS

From Aberdeen travel north on the A90 for approximately 10 miles then exit the dual carriageway where signposted "Newburgh". Travel through the village of Newburgh and on for another 1.5 miles turning right at the sign for "Collieston". On entering the village travel straight up the hill where "Marine Cottage" is the fourth house on the right hand side of the road.

## VIEWING

Tel 07553 543060

## DISCLAIMER

Whilst the foregoing particulars are believed to be correct, they are not guaranteed and do not form part of any contract. Prospective purchasers are required to satisfy themselves as to the correctness of the particulars.

