



11 Braehead Drive | Stonehaven | AB39 2PX

Impressive Five Bedroom Detached Villa

Offers Over £395,000

We are delighted to offer for sale this five bedroom detached property situated in the ever popular coastal town of Stonehaven within a prestigious and sought after development. The property offers incredibly well proportioned and versatile accommodation which will undoubtedly appeal to a wide range of potential purchasers being able to suit a host of requirements.

The accommodation firstly comprises of a welcoming entrance hallway which in turn permits access to the majority of accommodation on the ground floor along with the staircase to the first floor. The lounge is situated to the front of the property, a large public room which features an impressive bay window which floods the room with natural light and creates a much sought after bright and airy atmosphere. The room can easily host a wide range of furnishings and is set to semi open plan with the dining room with this being accessible via glass double doors, allowing a lovely flow to the property which can also be divided when required. The dining room itself is a further accommodating space, capable of easily hosting a full dining set whilst leading through to the kitchen.

The kitchen has been fitted with a wide range of modern base and wall units providing ample storage and work surface space whilst also providing various integrated white goods such as the fridge/freezer, oven, microwave, gas hob and dishwasher. The room further offers space for further casual dining and/or family living space with french doors leading to the rear garden, allowing this lovely outdoor space to be fully utilised and enjoyed to its full potential whilst providing a most desirable outlook. The utility room is situated to the rear of the kitchen, an incredibly useful space with further base and wall units and space to accommodate white goods, access is also permitted to the rear garden and integral garage.

To complete the accommodation on this ground floor level is the cloakroom which has been fitted with a w.c. and hand wash basin.

The sizeable first floor landing provides access to all accommodation on this level. The two larger bedrooms offering the fantastic benefit of en-suite shower rooms, both offering a w.c., hand wash basin and enclosed shower cubicle in addition to fitted storage. The further two double bedrooms feature attractive decor and generous proportions to host a range of bedroom furniture. In addition to these, there is a large versatile room with an outlook to the front of the property, a space which is currently utilised as further lounge space but could easily feature as a large double bedroom if required by the purchase in addition to many further potential functions. The main family bathroom has been fitted with a w.c. hand wash basin and bath.

To the rear, the garden has primarily been laid to lawn and enjoys a host of mature shrubbery to the rear with the garden being fully enclosed with timber fencing and enjoying a private outlook. In addition to this there is a patio area ideal for outdoor dining and entertaining. To the front of the property is a spacious driveway leading to the double integral garage which has been fitted with both power and light and features two up and over doors.

ACCOMMODATION

(Ground Floor)

- Kitchen
21'4" x 12'5" (6.5m x 3.79m) approx.
- Utility Room
5'8" x 10'7" (1.73m x 3.23m) approx.
- Dining Room
11'8" x 9'4" (3.56m x 2.85m) approx.
- Lounge
18'8" x 11'8" (5.69m x 3.56m) approx.
- Cloakroom
6'3" x 2'8" (1.91m x .81m) approx.

(First Floor)

- Master Bedroom
14'4" x 11'9" (4.37m x 3.58m) approx.
- En-Suite
6'8" x 7'8" (2.03m x 2.34m) approx.
- Double Bedroom
16'7" x 11'7" (5.06m x 3.53m) approx.
- En-Suite
5'9" x 5'7" (1.75m x 1.7m) approx.
- Double Bedroom
13'1" x 9'2" (3.99m x 2.79m) approx.
- Double Bedroom
10'8" x 8'7" (3.25m x 2.62m) approx.
- Lounge/Bedroom
18'2" x 10'3" (5.54m x 3.12m) approx.
- Bathroom
10'7" x 6'7" (3.23m x 2.01m) approx.

Gas Central Heating

Double Glazing

Double Integral Garage with Driveway

Rear Garden

EPC Band - C



Lounge



Lounge



Dining Room



Kitchen



Kitchen



Kitchen



Hallway



Lounge/Bedroom



Master Bedroom



En-Suite



Double Bedroom



En-Suite



Double Bedroom



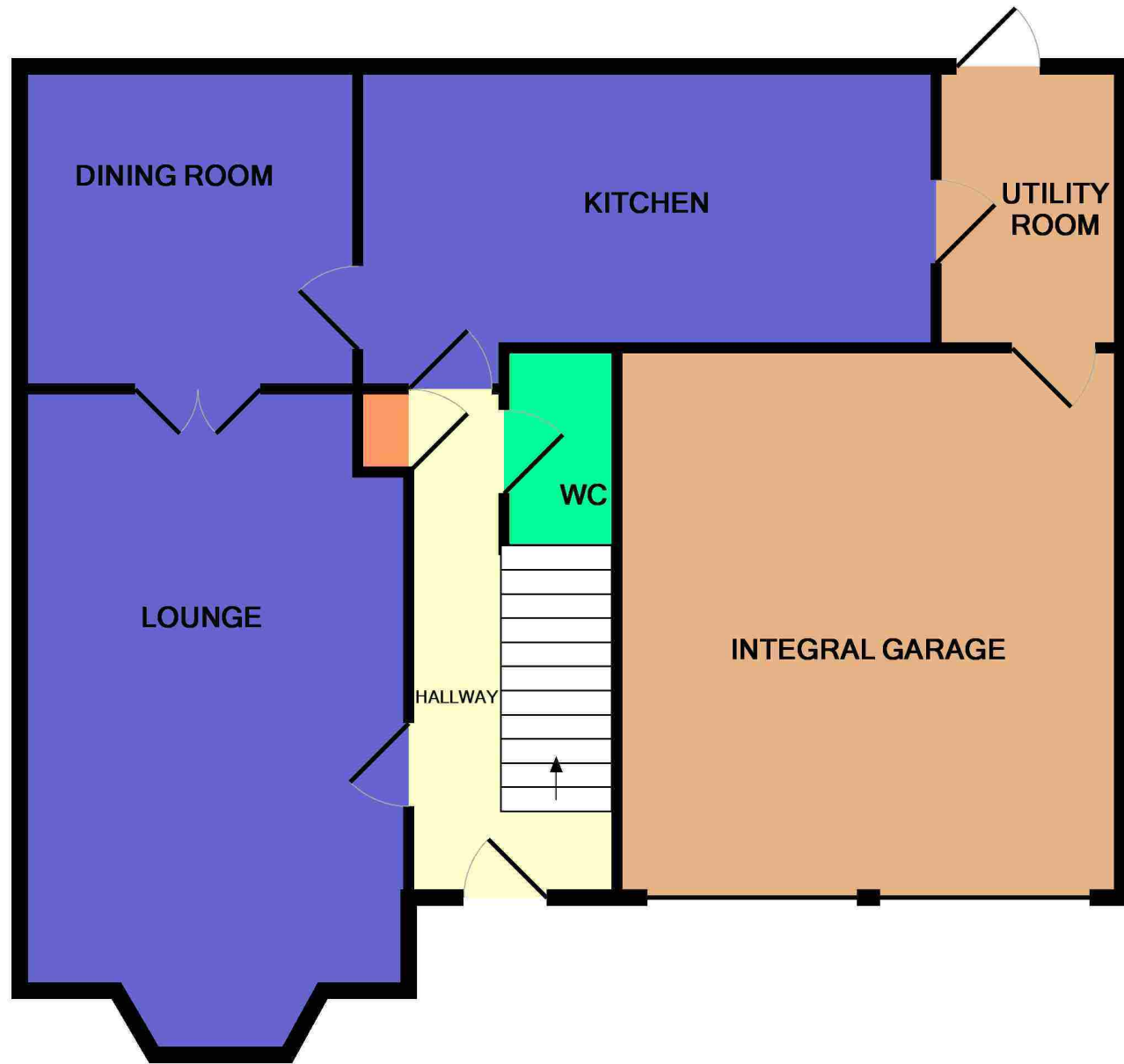
Double Bedroom



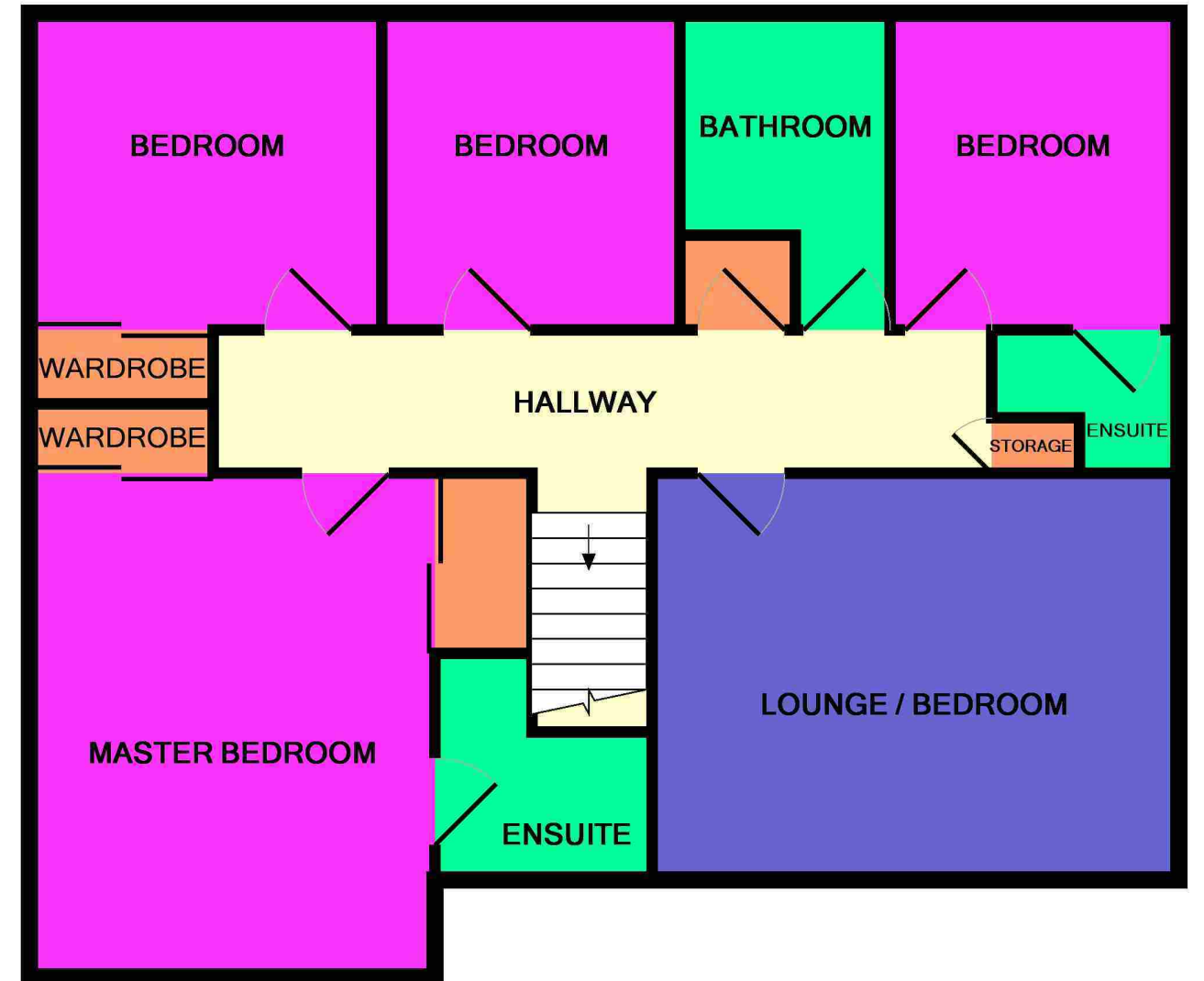
Bathroom



Garden



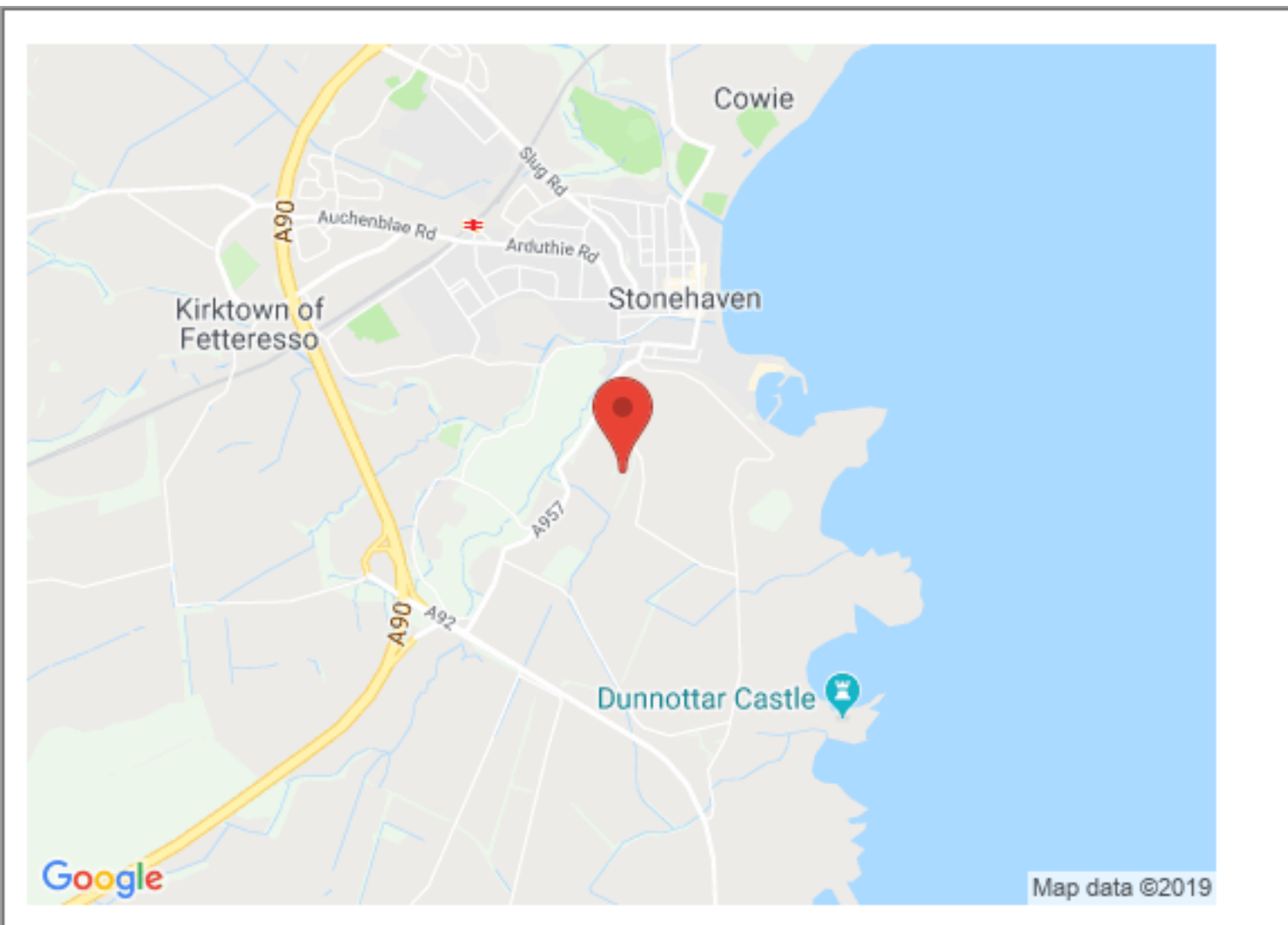
GROUND FLOOR



1ST FLOOR

Floorplan

Property location



Directions: Travelling South on the A90 from Aberdeen take the A92 slip road signposted for Montrose/Arbroath then taking the first left. Continue on this road until reaching the Braehead development on your right hand side. Taking the right into the development, following this road round to the right onto Braehead Drive.

Location: Stonehaven is a beautiful coastal town situated to the south of Aberdeen, has its own range of excellent shopping, recreational and leisure facilities. There are also good primary and secondary schools and excellent train and bus services into Aberdeen and also to the south. Stonehaven has many local attractions including an outdoor swimming pool, stunning walks along the beach and a beautiful harbour.

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Whilst every effort has been made to ensure the accuracy of the information contained in this Schedule, including the floor plan (if applicable) please note that all measurements have been taken with a sonic tape measure and as a result are only close approximations; the measurement of doors, rooms and windows and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. Any plans are for illustrative purposes only and should be used as such by prospective purchasers.