



1 William Mackie Avenue
Stonehaven, Aberdeenshire, AB39 2PQ

ledingham
chalmers
estate agency



Family Room



Kitchen/Family Room



Office

1 William Mackie Avenue
Stonehaven, Aberdeenshire, AB39 2PQ

Superbly Extended Five Bedroom Detached
Family Home in Sought After Stonehaven

- Outstanding family accommodation throughout
- Superb kitchen/family room/office on open plan
- Spacious lounge with feature fireplace
- Two double bedrooms with en suite
- Three further bedrooms
- Contemporary decor throughout



Five beds.



Three bathrooms.



Three public rooms.

Superbly Extended Five Bedroom Detached Family Home in Sought After Stonehaven

Ideally located on a fantastic corner plot in a quiet residential street in the ever sought after coastal town of Stonehaven, we are delighted to offer for sale this exceptionally spacious five bedroom detached dwelling house, which has been cleverly extended to offer an outstanding family home.

Upon entering the property, a charming vestibule offers privacy to the property, housing a convenient cloakroom, comprising WC and wash hand basin, nestled within a stylish vanity unit.

The hall is home to the stairwell to the upper floor and also gives direct access to the generously sized lounge which is overflowing with natural light from the large front facing window, with an elegant fireplace offering a delightful focal point. On semi-open plan is the dining room which affords ample space for both formal dining and free-standing furniture as desired.

Through a stylish set of sliding doors is the family room which is on open plan with the kitchen and office area, providing a breathtaking area which is the true heart of this home and ideal for modern family life.

The family room is awash with light from the large range of floor to ceiling patio doors and is freshly decorated in white hues, offset by on-trend grey tiled floors. Offering an abundance of room, this space is versatile in nature and is a perfect area for relaxing with the family.



Utility Room



Lounge



Dining Room

The kitchen is located directly from the family room and is beautifully appointed with a large range of white gloss base, wall and drawer units, with complimenting worksurfaces, delightfully lit with under-counter LED lights.

All appliances are integrated with a Siemens steam oven, coffee machine, microwave grill and oven, and informal dining is cleverly offered via the breakfast bar.

The office area is another fantastic addition to this property, offering an ideal space for home working with built-in desk and storage and enjoying pleasant rear garden views.

Located directly from the kitchen is the sizeable utility room which offers further storage options via stylish white gloss units, and offering space for laundry appliances.

Ascending the stairwell, the upper floor is host to all bedrooms and gives access to the loft storage, with the added benefit of a cupboard for additional storage.

The master bedroom is a generously proportioned room with built-in quadruple wardrobes and dressing table unit, and has the added benefit of a superbly finished en suite, comprising large walk-in shower with fabulous LED floor lights, WC & wash hand basin housed within a contemporary drawer unit, underfloor heating and a further cupboard offering additional storage.

Bedroom two is another generous double, boasting pleasant views over the rear garden and offering built-in storage, in addition to a fantastic en suite shower room, stylishly finished in grey tiles, offset with mosaic border, comprising walk-in shower, WC with concealed cistern and wash hand basin atop a white gloss vanity unit, with underfloor heating.



Master Bedroom

Bedroom three has a delightful recessed window area to take in the pleasant front facing views and has the added benefit of a double built-in wardrobe.

Bedroom four also boasts a built-in double wardrobe and enjoys a rear aspect over the garden. The fifth bedroom is a versatile room which could quite easily be utilised as a study, as desired.

Completing the upper accommodation is the family bathroom which is pleasantly decorated in neutral tones, and which houses the bath with aqua panelling and wall-mounted shower, WC and wash hand basin within a charming vanity unit, with decorative shelving either side offering further storage options.

Outside to the front, the sizeable driveway takes you to the integral double garage with storage space and electrically operated door, and offers space for a number of vehicles, accompanied by a lovely lawn area surrounded by mature bushes, trees and shrubs.

The rear garden is fully enclosed offering a good level of privacy, complete with lawn area bordered by mature, low-maintenance bushes and has a paved patio, ideal for al-fresco dining, entertaining and play. Early viewing is highly recommended to truly appreciate the superior nature of this outstanding family home.



Patio



Rear Garden

Accommodation and plans

Lounge	18'5" x 11'0"	5.61m x 3.35m
Dining Room	11'8" x 11'0"	3.56m x 3.35m
Kitchen	17'0" x 14'2"	5.18m x 4.32m
Family Room	35'7" x 14'6"	10.85m x 4.42m
Utility Room	12'1" x 6'6"	3.68m x 1.98m
Master Bedroom	12'2" x 8'11"	3.71m x 2.72m
En Suite	7'0" x 6'1"	2.13m x 1.85m
Bedroom Two	10'7" x 9'3"	3.23m x 2.82m
En Suite	7'0" x 4'11"	2.13m x 1.5m
Bedroom Three	16'6" x 8'10"	5.03m x 2.69m
Bedroom Four	11'7" x 8'10"	3.53m x 2.69m
Bedroom/Study	8'10" x 6'1"	2.69m x 1.85m

1 William Mackie Avenue



Directions

Travelling South along the A90 dual carriageway from Aberdeen, take the last entrance into Stonehaven signposted 'Spurryhillock' taking the first turn on the left into Farrochie Road. Follow this road until reaching the mini roundabout turning right. Follow the road ahead taking the first left into William Mackie Road and then first left again into William Mackie Avenue.

Location

Stonehaven is an attractive seaside town lying approximately 15 miles south of Aberdeen which boasts a picturesque working harbour and the famous 'Auld Toon' harbour area. Aberdeen is easily accessible by either road or rail. There are many amenities within the town itself including an 18 hole cliff top golf course, indoor and outdoor swimming pools and other leisure facilities and clubs. Primary schooling is available at three local primary schools, while secondary education is catered for at Mackie Academy.

Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224
632500

Contact us

Ledingham Chalmers
4 Alford Place, Aberdeen
AB10 1YD

Tel: 01224 632500
property@ledinghamchalmers.com

lcea.com

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 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.