



29 Carron Gardens | Stonehaven | AB39 2FE

Two Bedroom Second Floor Flat

Offers Over £129,000

Situated within the popular seaside town of Stonehaven, we offer for sale this two bedroom second floor flat which forms part of a purpose-built block. The property offers well proportioned accommodation throughout with contemporary decor.

The home is entered into the hallway which boasts a deep built-in storage cupboard and gives access to most of the accommodation. The front facing lounge has twin windows allowing excellent natural light, and offers both living and dining space. From here, access is given to the modern kitchen which has been fitted with a range of handleless white gloss units, incorporating various integrated and free-standing appliances.

The two double bedrooms each offer space for free-standing furniture, with the larger of the two also benefiting from a built-in double wardrobe.

To complete the home, the contemporary bathroom features a three piece white suite with a shower over the bath and a useful vanity unit which provides low level storage.

The property is set within well maintained communal landscaped grounds with large areas of lawn as well as mature bushes, trees and shrubs. An allocated parking space provides convenient off-street parking.

ACCOMMODATION

Lounge

15'6" x 10'3" (4.73m x 3.12m) approx.

Kitchen

10'6" x 6'8" (3.2m x 2.03m) approx.

Bedroom 1

9'8" x 8'8" (2.95m x 2.64m) approx.

Bedroom 2

9'7" x 8'4" (2.92m x 2.54m) approx.

Bathroom

6'8" x 5'6" (2.03m x 1.68m) approx.

Electric Heating

Double Glazing

EPC Band ?

To be included in the sale price are all fitted floor coverings, curtains, blinds, light fittings and shades.



Hallway



Lounge



Lounge



Kitchen



Kitchen



Bedroom 1



Bedroom 1



Bedroom 2



Bathroom



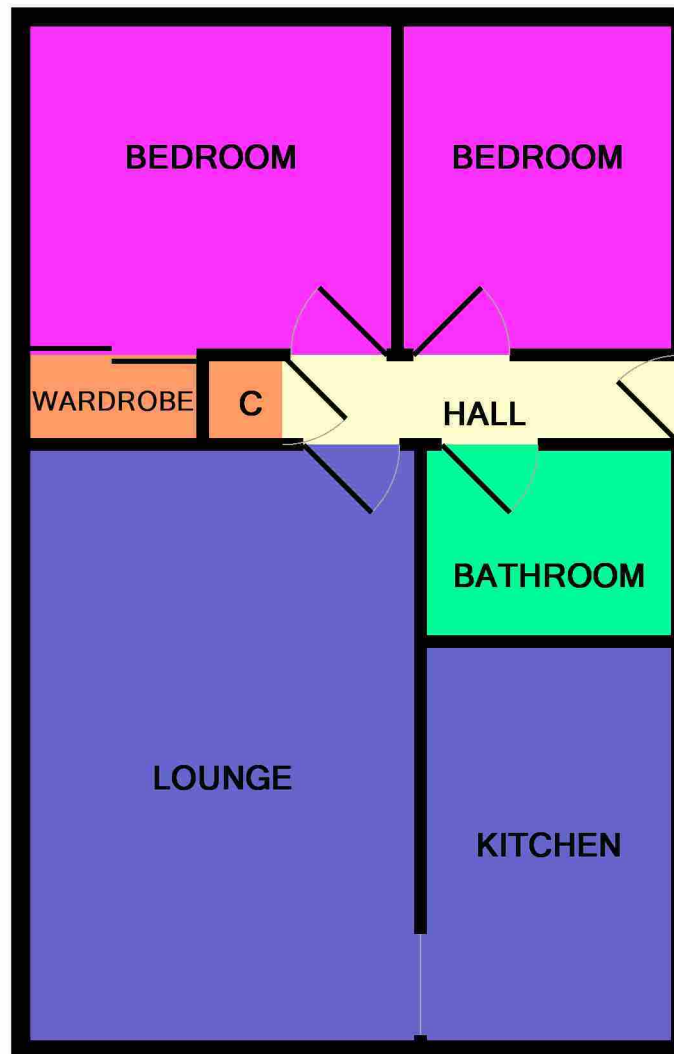
Communal Gardens



Communal Gardens



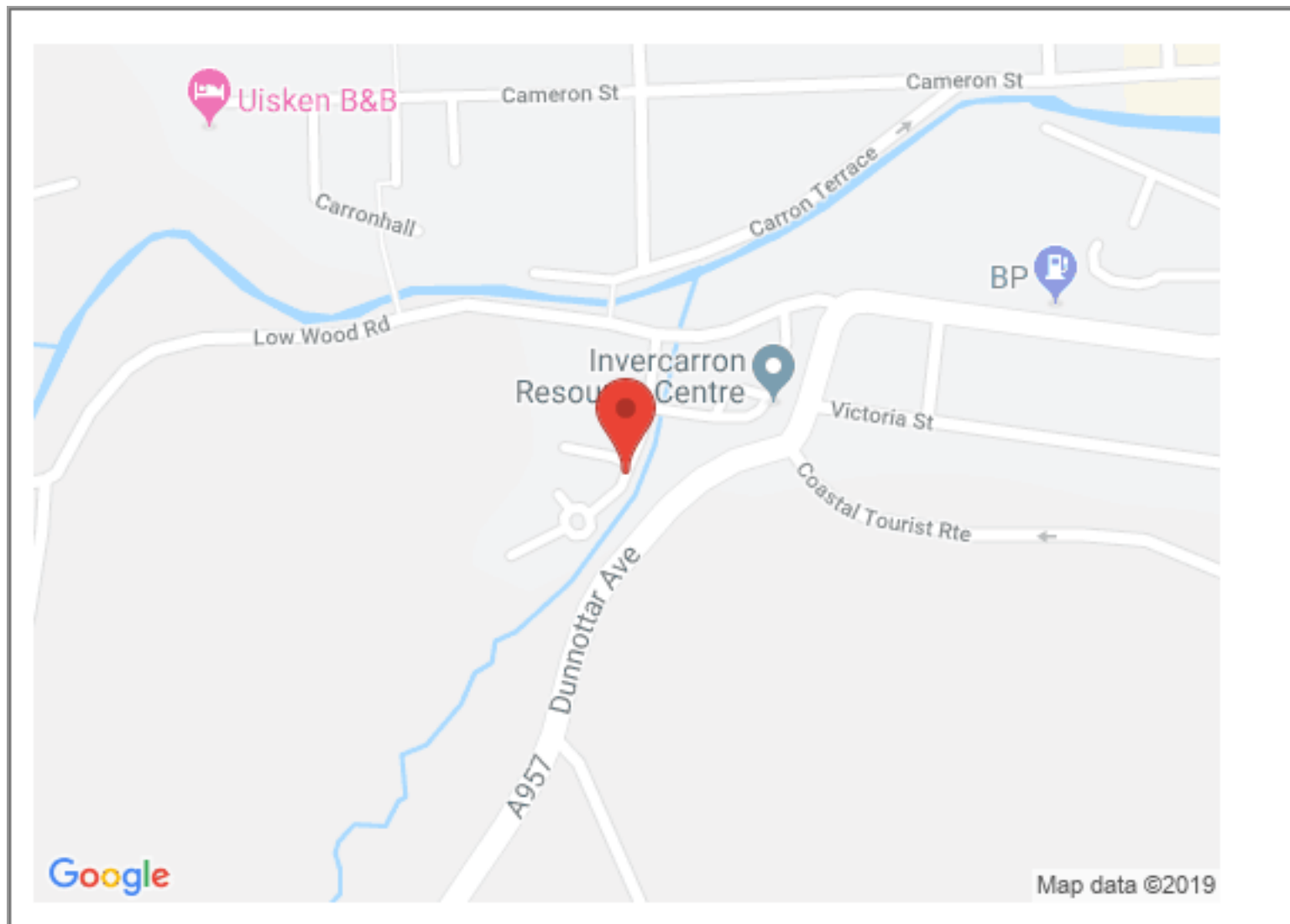
Car Park



Floorplan

Viewing By Appointment Telephone 07733 227328 or By Arrangement with Ledingham Chalmers on 01224 632500

Property location



Directions

From the direction of Aberdeen, travel south on the A90 dual carriageway taking the first entrance into Stonehaven, continue through the town centre, past the Sheriff court and turning right into Low Wood Road. Carron Gardens is the second turning on the left.

Location

Stonehaven is an attractive seaside town lying approximately 15 miles south of Aberdeen which is easily accessible by either road or train, with the new city bypass making for easy travel to the north and west of the city. There are many amenities in Stonehaven including an 18 hole cliff top golf course, indoor and outdoor swimming pools and other leisure facilities. Stonehaven also boasts a picturesque working harbour and the famous 'Auld Toon' harbour area which hosts the traditional Hogmanay fireballs event. Stonehaven has long beach front with dedicated walking area.

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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.