



**37 Castle Street**  
Johnshaven, DD100ER

ledingham  
chalmers  
estate agency





Lounge



Kitchen

**37 Castle Street  
Johnshaven, DD100ER**

**Beautifully presented two bedroom semi detached villa in tranquil setting.**

- Quiet idyllic setting with sea views
- Spacious 2 bedroom with generous ample living space
- Fully enclosed private garden
- Large garage/workshop with storage
- Oil fired central heating and double glazing



**Two beds.**



**One bathroom.**



**One public room.**



## Beautifully presented two bedroom semi detached villa in tranquil setting.

Located within the tranquil fishing village of Johnshaven, we are delighted to offer for sale this charming two bedroom, semi detached villa, with a fully enclosed private garden and garage/workshop. The well proportioned accommodation has been well maintained and would make an ideal first time buy, benefiting from oil fired central heating, double glazing and beautiful sea views.

Upon entering, the bright and airy lounge is accessed off the entrance hall and features a generous front facing picture window, flooding the room with natural light. This room is further enhanced with a working coal fire and brickwork surround. On semi open plan to the lounge is the dining room, that offers ample space for dining furniture with a generous, under stair cupboard and three quarter length window.

Overlooking the rear garden, the kitchen is fitted with a range of wall, base and drawer units and is well appointed with an integrated oven and four burner hob, contrasting worktop and tiles. Patio doors open out to the rear garden and there is access from the kitchen to the generous sized garage/workshop that offers great potential and is supplied with power, water and offers eve storage.

The first floor accommodation comprises of two double bedrooms and the family bathroom. The Master bedroom benefits from two built in wardrobes and a large walk in cupboard and overlooks the front of the property with stunning views towards the sea. Bedroom two enjoys built in wardrobes and views over the rear garden. Completing this property is the bathroom that has cream sanitary ware with an electric shower above the bath, glass screen and is fully tiled.



Master bedroom



Rear garden

## Accommodation and plans

Lounge	15'4" x 13'1"	4.67m x 3.99m
Dining room	18'10" x 8'6"	5.74m x 2.59m
Kitchen	18'10" x 9'10"	5.74m x 3m
Bedroom	14'0" x 11'3"	4.27m x 3.43m
Bedroom	11'8" x 9'7"	3.56m x 2.92m



### Directions

Travelling south on the A92, enter Johnshaven and travel down through the village to the shore. Turn left onto Castle Street and follow the road along and number 37 is situated on the left hand side.

## Location

Johnshaven is a small fishing village with a picturesque working harbour lying approximately fourteen miles south of Stonehaven and approximately 29 miles south of Aberdeen. Lathallan Preparatory School is on the outskirts of the village, while within the village itself there is a primary school, village grocery store, post office and two hotels. More shops and amenities are available in Inverbervie 3 miles away.

## Arrange a viewing

Viewing By appointment telephone Mr and Mrs D Penna on  
**07368620894**

## Contact us

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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 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.