



Bo'ness Kirkton Road | Stonehaven | AB39 2NQ

Four Bedroom Detached Home with Double Garage

Offers Over £290,000

Situated within the popular seaside town of Stonehaven, we offer for sale this deceptively spacious four bedroom detached dwellinghouse. Although the property would benefit from a degree of modernisation throughout it offers excellent potential as a well proportioned family home.

The home is entered into the vestibule, giving way to the internal hallway. Two front facing reception rooms boast attractive bay windows and have previously been used as a lounge and dining room, although would equally well lend themselves to a variety of purposes to suit the purchaser.

The kitchen is located to the rear is of good size, fitted with a range of wall, base and drawer units overlaid with matching work surfaces and incorporating a stainless steel sink and drainer as well as an electric oven and hob. A fixed breakfast bar provides space for casual dining and direct access is given to the rear of the property.

Two bedrooms are also situated on this floor, each having a built in cupboard and a quiet aspect to the rear. Completing the ground floor is the fully tiled shower room with white suite and shower compartment housing the mains shower.

The carpeted staircase ascends to the first floor landing where two particularly generous double bedrooms are located. Each of the bedrooms have front facing dormer windows, with the larger of the two boasting a deep built-in double wardrobe as well as a shelved cupboard.

A large walk-in cupboard is located on the landing, providing excellent storage space and also housing the boiler and meters.

The property is set within a generous plot, benefiting from a walled front garden which is mainly laid to lawn. The area to the rear of the property is currently laid to tarmac for ease of maintenance, having a large outhouse which could be utilised for storage or a workshop. The driveway to the side of the property provides convenient off-street parking for several vehicles and leads up to the detached double garage with two up and over doors as well as side door access.

ACCOMMODATION

Ground Floor

Lounge

14'0" x 13'7" (4.27m x 4.14m) approx.

Dining Room

14'0" x 11'8" (4.27m x 3.56m) approx.

Dining Kitchen

17'1" x 10'2" (5.21m x 3.1m) approx.

Bedroom

14'3" x 9'5" (4.34m x 2.87m) approx.

Bedroom

10'3" x 7'9" (3.12m x 2.36m) approx.

Shower Room

6'4" x 6'1" (1.93m x 1.85m) approx.

First Floor

Bedroom

18'7" x 13'2" (5.67m x 4.01m) approx.

Bedroom

18'7" x 9'3" (5.67m x 2.82m) approx.

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

Gas Central Heating

Double Glazing

EPC Band D



Hallway



Lounge



Dining Room



Kitchen



Bedroom



Bedroom



Shower Room



Bedroom



Bedroom



Front Garden



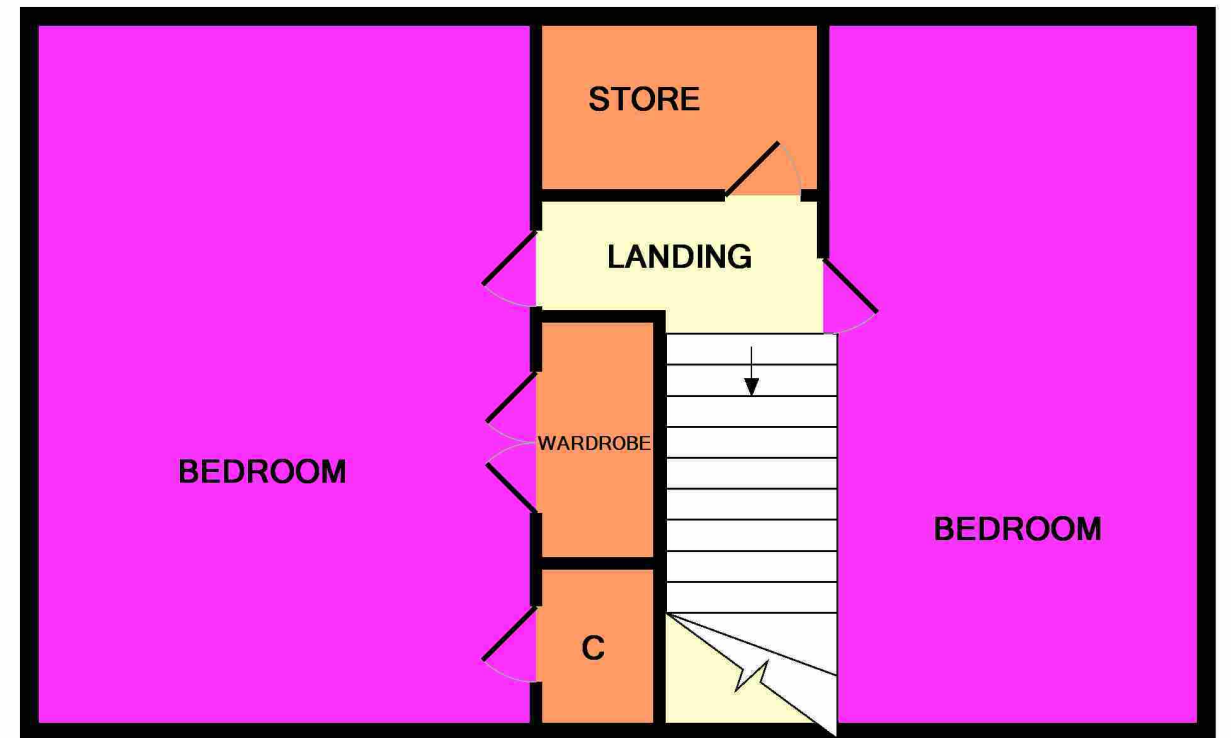
Rear Garden



Detached Double Garage



GROUND FLOOR



1ST FLOOR

Floorplan

Viewing By Appointment Telephone 07717 893327 or By Arrangement with Ledingham Chalmers on 01224 632500

Property location



Directions

From Aberdeen, travel south on the A92, passing the first two exits into Stonehaven. Take the third exit as signposted for Spurryhillock and continue ahead. The property is located directly opposite the entrance onto Broomhill Road.

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.

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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.