



25 Rothesay Street,
Chapelton, Stonehaven, Aberdeenshire, AB39 8AH

Offers over **£355,000**

**ledingham
chalmers**
estate agency





Immaculately presented four bedroom detached family home

- Ideally located within the vibrant community of Chapelton
- Stunning Lounge with wood burner
- Outstanding Kitchen, ideal for modern life
- Principal Bedroom with En Suite
- Two further spacious Bedrooms
- Superb rear Garden with Garage



Four beds.



Two bathrooms.



One public room.

Located within the idyllic Chapelton Village, a vibrant residential community lying some ten miles south of Aberdeen city centre, we are delighted to offer for sale this four bedroom detached family home.

Boasting gas central heating and double glazing throughout, in addition to a garage and fabulous rear garden, this is an ideal opportunity to purchase a home perfectly suited to modern family life where occupancy can be taken with the utmost of ease.

The front of the property offers a charming vista, with the lawn area with bush surround, split by a path which leads to the entrance.

The bright and welcoming hall is finished with fresh neutral decor and is host to two sizeable cupboards, offering excellent storage.

The beautiful lounge is of generous proportion, enjoying neutral wall decor and co-ordinating flooring. With windows to the front and side, the room is flooded with natural light. The fantastic log burner enhances the homely and relaxing atmosphere of the room

A convenient cloakroom boasts comprising WC with buried cistern, wash hand basin and heated towel rail for convenience.

Sure to impress is the superb kitchen/diner which is ideal for modern family life. With a wide range of contemporary base and wall units and co-ordinating worktops and tiled splashback. All of the quality Bosch integrated appliances will be included within the sale price. The conveniently located utility room gives access to the rear of the home and boasts under counter space for laundry appliances with units above for storage.





The carpeted stairwell leads to the first floor which has a storage cupboard.

The principal bedroom is of generous proportion and is awash with light from the large front facing windows. Key accents include the fantastic built in wardrobe and the well appointed en suite which comprises shower enclosure powered by mains, WC with buried cistern, wash hand basin housed within a vanity unit and heated towel rail for convenience.

There are two additional double bedrooms, both enjoying a quiet rear aspect and benefit from built in wardrobes. A wealth of space is afforded for a variety of free standing furniture as desired.

The fourth bedroom is currently being used as a study however this is a versatile room which would also make the perfect nursery.

Completing the internal accommodation is the family bathroom which enjoys soothing neutral decor and is host to the bath with mains shower above, WC and wash hand basin.

Outside to the rear, a superb rear garden is ideal for the safe play of children and pets with a large lawn area complimented by a patio ideal for al fresco dining. Access to the garage can also be found here and through the back gate there is private parking for three cars.

Early viewing is highly recommended to fully appreciate the size and space on offer.



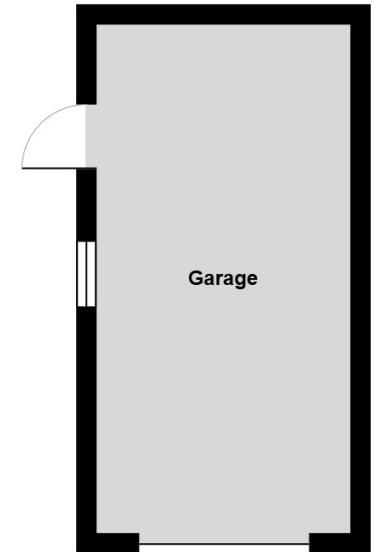
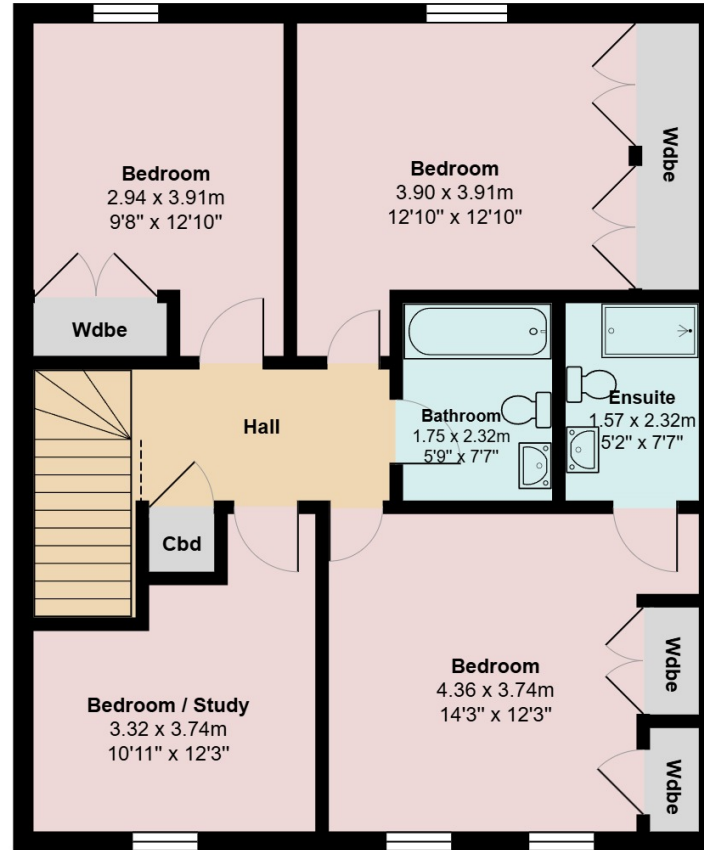
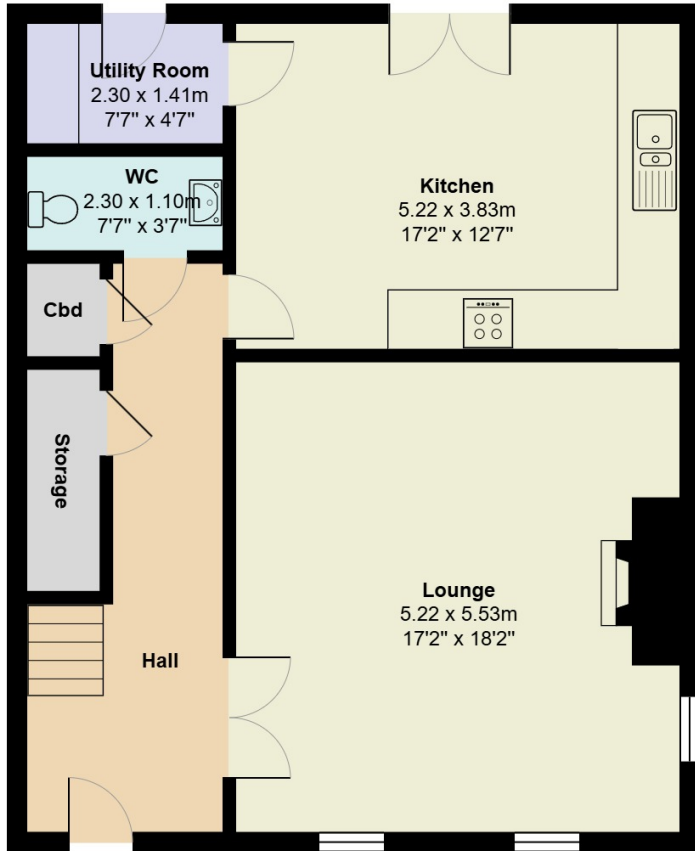
Accommodation

Lounge	17'2" x 18'2"	5.23m x 5.54m
Kitchen	17'2" x 12'7"	5.23m x 3.84m
Utility Room	7'7" x 4'7"	2.31m x 1.4m
WC	7'7" x 3'7"	2.31m x 1.09m
Bedroom	14'3" x 12'3"	4.34m x 3.73m
En Suite	5'2" x 7'7"	1.58m x 2.31m
Bedroom	12'10" x 12'10"	3.91m x 3.91m
Bedroom	10'11" x 12'3"	3.33m x 3.73m
Bedroom	9'8" x 12'10"	2.95m x 3.91m
Bathroom	5'9" x 7'7"	1.75m x 2.31m



Floorplan

25 Rothesay Street



Directions

Travel south from Aberdeen on the A90, exiting the dual carriageway where signposted to “Newtonhill/Chapelton/Cookney”. At the mini roundabout take the second exit and travel towards Tesco then cross the A90 flyover and follow the signs to Chapelton thereafter. From Greenlaw Road turn third right into Rothesay Street and follow the road down past the square, where number 25 is located on the left hand side of the road after passing Ashley Lane.

Location

Chapelton is a vibrant new village with strong community spirit, located at the edge of the A90 between the coastal communities of Portlethen and Newtonhill, and only 10 miles south of Aberdeen. Developed by leading urban planners and architects, the concept at Chapelton is to create a traditional design with a bustling town centre, mixed residential, office and commercial buildings, pedestrianised areas, recreational open spaces, and community facilities. At the heart of the village is a licensed restaurant, coffee shop, beauty salon and a pre-school nursery, whilst primary and secondary education is meantime provided at nearby Newtonhill or Stonehaven, which also offer a wealth of other amenities including retail outlets, supermarkets, leisure pursuits, and a medical centre.

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.

Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

Contact us

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