



85_B Ann Street

Stonehaven, Aberdeenshire AB39 2DB



mackinnons
solicitors



The entrance door leads into the bright and airy reception hall, where there is ease of access to the attractive shower room. Located within close proximity to the shower room is double bedroom four.

The generously proportioned lounge boasts stunning views across Stonehaven towards the sea via a set of French doors with Juliet balcony and a separate window. A carpeted staircase with solid wood balustrade leads from the lounge to the lower ground floor, where the spacious dining kitchen is located. With excellent space available for formal dining and entertaining, the kitchen features an attractive range of storage cabinetry and appliances. Large French doors open out to the paved terrace beyond.

Returning to the reception hall, a carpeted staircase leads up to the first floor. The principal bedroom enjoys elevated views over the rear of the property towards the shoreline beyond. A fitted double wardrobe provides both shelf and hanging space. Bedrooms two and three both overlook the property frontage, while the family bathroom includes a white three piece suite with mains shower appliance over the bath.

There is plentiful on street parking available, while a paved pathway leads to the entrance door and also down the side of the building where there is a side gate to the rear garden. The rear garden is tiered and promotes easy maintenance with a paved terrace leading down a set of steps to an exclusive decked platform which is partially surrounded by mature trees. From the rear of the terrace there is access to an external stair which leads down to the exclusive parking space which is accessed via Barclay Street.

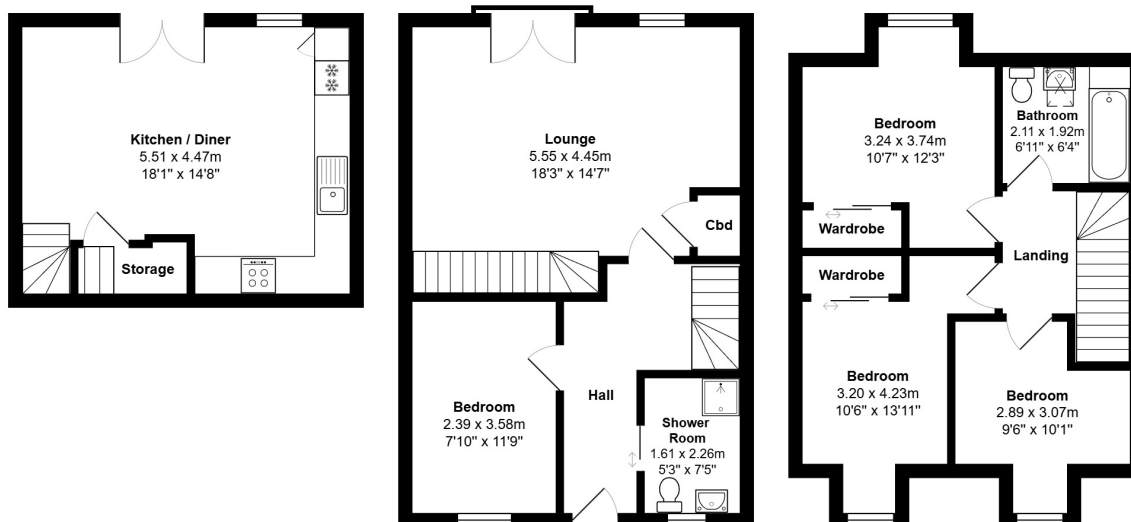
If you are searching for a modern home in a coastal setting with far reaching views towards the North Sea, look no further than this delightful four bedroom end terraced home, located in the ever popular seaside town of Stonehaven, within easy commuting distance of Aberdeen city.

Providing versatile and neutrally presented living accommodation which extends over three floors, the property benefits from a quiet residential position, yet also lies within striking distance of a wide range of local amenities and leisure pursuits. Benefits including gas central heating, double glazing, rear garden, exclusive and on street parking.





- Gas Central Heating
- Double Glazing
- Mains Drainage and Water
- Neutral Decor Throughout
- Four Bedrooms
- Sea Facing Lounge
- Enclosed Rear Garden
- Allocated and On Street Parking



These particulars are intended to give a fair representation of the property and whilst every care has been taken in their compilation they are not guaranteed and do not form part of any contract. Areas, measurements and distances are given only as a guide and any plans are for identification only and are not to scale.

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