

**8 Cameron Street,
Stonehaven, AB39 2BL**

**Price Over
£210,000**

ASPC ref : 338327

 4  1  1 100 m² EPC **E** Council Tax Band **E**



Arrange a viewing

01569 766166

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(Aberdein Considine)

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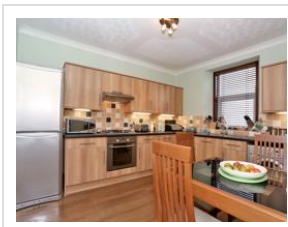
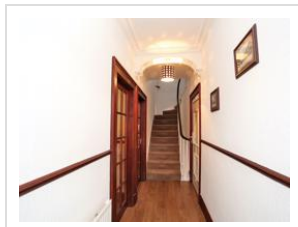
40 Allardice Street
Stonehaven
AB39 2BU

Email:

ask@acandco.com

Website:

<http://www.ACandCo.com>



Property features:



Situated in the heart of the popular seaside town of Stonehaven, we are delighted to offer for sale this superb, deceptively spacious 4 BEDROOM MID TERRACED TOWN HOUSE. This property offers spacious accommodation spanning out over 3 floors and benefits from the modern conveniences of gas central heating and full double glazed windows however still retains it's lovely character and charm with high ceilings, cornices and deep skirtings evident throughout.

Upon entering, the welcoming entrance hall leads through to the generous size lounge that is situated at the front of the property and is further enhanced with an eye catching gas fire with surround. The dining kitchen has been fitted with a wide range of modern units with roll front work surfaces, tiled splash back and integrated oven with gas hob, the kitchen also offers space for dining furniture providing an excellent space for family dining and entertaining.

The striking, sweeping staircase ascends up to the first floor landing giving way to two well proportioned double bedrooms, both of which offer ample space for free standing furniture. Also situated on this floor is the family bathroom fitted with a four piece suite

incorporating a corner bath and separate corner shower. Stairs ascend up to the second floor landing where two further generous size bedrooms can be found.

Outside, there is a private, fully enclosed courtyard to the rear mainly laid with patio together with clothes dryer. Included in the sale will be all fitted flooring, curtains and blinds together with all light fittings and shades. The fridge freezer and washing machine are available through separate negotiation. Ideally situated within walking distance of Stonehaven's range of facilities and services, with excellent shops, hotels, restaurants, primary and secondary schooling and a medical centre, further leisure activities include the seasonal open air swimming pool. Stonehaven lies 15 miles south of Aberdeen, with excellent road and rail links, this vibrant community comprises the Old Town, picturesque harbour and the new town.

GROUND FLOOR

Entrance Hall 4.95m x 1.12m

Lounge 3.18m x 3.73m

Dining Kitchen 3.18m x 2.97m

FIRST FLOOR

Landing 2.46m x 2.2m

Bathroom 2.92m x 2.1m

Bedroom 2 3.6m x 3.25m

Bedroom 3 3.25m x 3.02m

SECOND FLOOR

Landing 2.08m x 1.93m

Bedroom 1 5.3m x 3.63m

Bedroom 4 3.07m x 2.13m

From the direction of Aberdeen travel South on the A90 Dual Carriageway taking the first turning into Stonehaven. Follow the road into the centre of the town and turn right at the 'Market Square' at the traffic lights. Take the first left onto Barclay Street and right onto Cameron Street where the property is located on the right hand side.

View this property on [aspc.co.uk](https://www.aspc.co.uk):

<https://www.aspc.co.uk/search/property/338327/8-Cameron-Street/Stonehaven/>

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