

**Top Withens, Broomhill Road,
Stonehaven, AB39 2PY**

**Price Over
£440,000**

ASPC ref : 361105

 5  3  2 238 m² EPC  Council Tax Band 



Arrange a viewing

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(Aberdein Considine)

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Property features:

 Central heating	 Garage	 Garden	 Parking
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Enjoying a private setting with stunning views to the rear, a wonderful opportunity has arisen to purchase this unique **5 Bedroom Detached Family Home** with Double Garage located in the popular seaside town of Stonehaven. Built to a high standard in 2002 the property has been maintained to the highest of standards by the present owners and upgraded with a new family bathroom and kitchen in recent years. Occupying a large corner plot and benefitting from the services of gas central heating and double glazing this substantial home is sure to impress.

Upon entering, the vestibule opens into the main hall that leads to most of the ground floor accommodation including a versatile bedroom that is utilised as a home office and double bedroom that is used as a family room. The main lounge provides a quiet, private space in which to relax enjoying a lovely outlook across the garden. To the rear of the property is the stunning kitchen that is fitted with a wide range of contemporary base, wall & drawer units together with contrasting granite work tops, breakfast bar and many integrated appliances including two fridge freezers, dishwasher, microwave and a boiling and cold filtered water tap. On open plan with the kitchen is the dining/sitting room that is sure to be the hub of the home, perfect for all the family to dine and entertain. Double doors lead

through to the sun lounge offering another great space in which to relax. The large utility room provides space for additional appliances and leads to a cloakroom that is fitted with a 2 piece white suite and through into the integral double garage and out to the rear garden.

Upstairs, the large landing with built in airing cupboard leads to the remaining bedroom accommodation including the master that has a walk in dressing area with two large built in double wardrobes and an en suite shower room. Bedrooms two and three both benefit from built in wardrobes and provide ample space for any further free standing furniture. Completing the accommodation is a well appointed family bathroom that is fitted with a modern three piece white suite, walk in shower compartment and extensive tiling.

Outside, the large driveway caters for several cars and leads up to the large double garage. The extensive garden stretches round the rear and to the side of the property and is home to several outbuildings including a large summer house that has been adapted to make a dance studio with a mirrored wall, heating and electric. The other summer house enjoys a lovely position soaking up the sun next to a patio area whilst the garden shed and original outbuilding both provide outdoor storage. The garden is thoughtfully landscaped with an extensive lawn and decorative borders together with a few patio areas and an array of flowers, trees and shrubs. There is access to Malcolms Mount and large double gates open to provide parking for another vehicle if desired.

Ground Floor

Entrance Vestibule 1.78mx1.52m

Hall 4.85mx3.1m

Lounge 6.12mx4.45m

Bedroom 4 3.78mx3.45m

Study/Bedroom 3.15mx2.82m

Dining Kitchen 4.5mx3.02m

Dining/Sitting Room 5.66mx4.45m

Sun Lounge 3.66mx3.23m

Utility Room 4.85mx2.57m

Cloakroom 1.6mx1.45m

Double Garage 5.36mx4.98m

First Floor

Landing 4.65mx3.8m

Master Bedroom 4.27mx4.01m

Dressing Room 2.03mx2m

En Suite 2.54mx1.42m

Bedroom 2 4.7mx4.06m

Bedroom 3 4.01mx3.58m

Bathroom 3.02mx2.82m

Stonehaven lies 15 miles south of Aberdeen, with excellent road and rail links with the railway station being a 5 minute walk away, this vibrant community comprises the Old Town, picturesque harbour and the new town. A range of facilities and services are on offer, with excellent shops, hotels, restaurants, primary and secondary schooling and a medical centre, further leisure activities include the seasonal open air swimming pool.

Travelling south on the A90 dual carriageway from Aberdeen take the second exit into Stonehaven signposted Spurryhillock Industrial Estate. Take the third exit on the right onto Broomhill Road and the first right up the driveway. Continue round where Top Withens is the second house on the right as indicated by our for sale board.

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

<https://www.aspc.co.uk/search/property/361105/Top-Withens--Broomhill-Road/Stonehaven/>

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