

18 St. Leonards Court, Bath Street,
Stonehaven, AB39 2FQ

Price Over
£199,000

Under offer

 **2**  **1**  **2**   **72 m²** EPC **B** Council Tax Band **D**



Contact Solicitor

Aberdeen Considine
40 Allardice Street
Stonehaven
AB39 2BU

01569 766166

Sta@ACandCo.com

<http://www.ACandCo.com>



Features

Description

Situated in the prestigious, sought after St Leonards development within the popular coastal town of Stonehaven, close to the many local amenities, transport links and attractions, an opportunity has arisen to purchase this deceptively spacious **Two Bedroom Upper Floor Apartment**. Completed by renowned builder Kirkwood Homes, the property has been finished to the highest standards and has been impeccably maintained by the present owners.

With stunning elevated Sea Views in the lounge and the bedrooms, the property is naturally bright featuring high ceilings and offering a wonderful sense of space throughout. Benefitting from the services of gas central heating, double glazing and Amtico flooring, the accommodation comprises an entrance hallway with two storage cupboards and access into the loft. Providing an excellent space in which to relax, entertain and dine is the open plan lounge and kitchen. The fully fitted German Hacker kitchen features modern wall, base and drawer units incorporating integrated Siemens appliances with complementing worktops and modern splashback tiling. Ample space is available for a range of

dining furniture and views out towards the sea creates a truly lovely room.

There are two excellent sized double bedrooms, both benefitting from fitted wardrobes and the master bedroom boasting a lovely en suite shower room. The elegant en suite is fully tiled with a wall mounted large mirror and is fitted with Duravit sanity and vanity ware with a large shower enclosure.

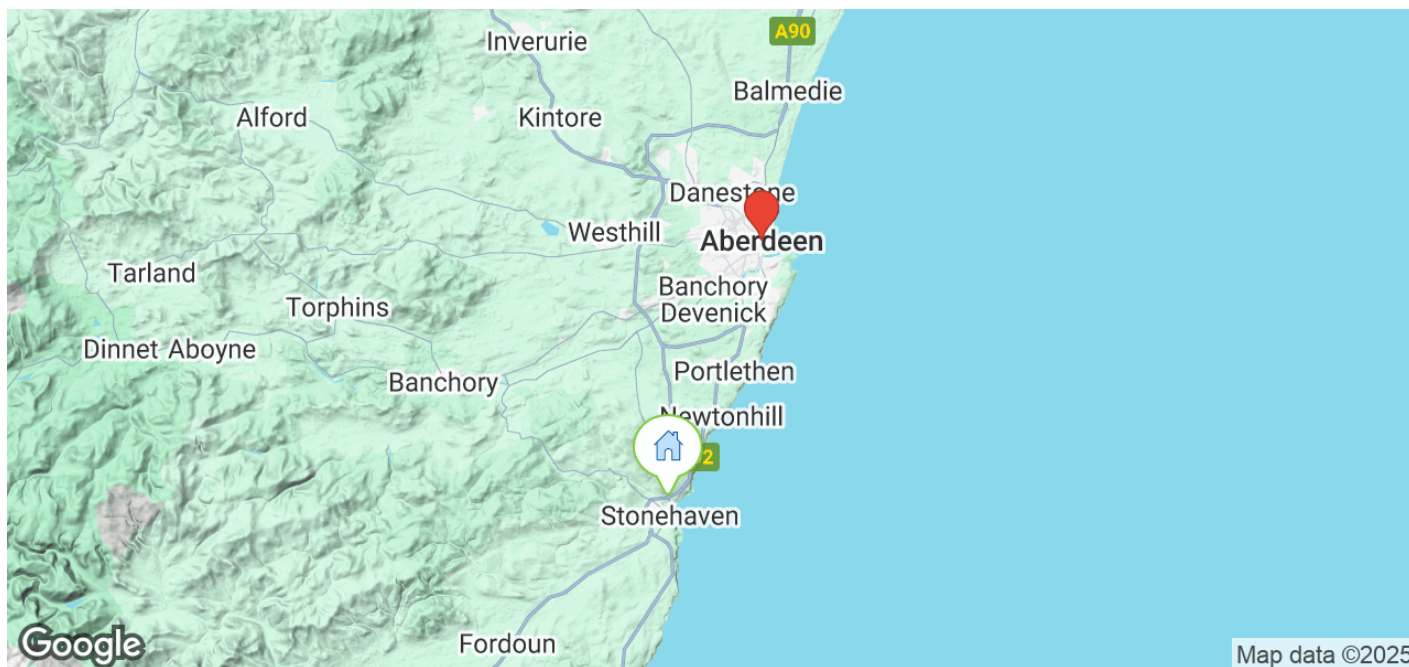
Completing the property is the stylish bathroom which is also fully tiled featuring a wall mounted large mirror and Duravit sanity and vanity ware incorporating a shower over the bath.

The property is to be sold inclusive of all fitted flooring, curtains, blinds, light fittings and shades together with the integrated appliances. Please note all items of furniture are available via separate negotiations.

Location Stonehaven lies 15 miles south of Aberdeen, with excellent road and rail links including the soon to be completed Aberdeen Western Peripheral Route (AWPR) offering easy access to North of Aberdeen. Stonehaven is a vibrant community comprising 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.

Directions

Travel South on the A90 dual carriageway and take the first entrance into Stonehaven continuing straight across the roundabout. Follow this road and just before the road turns to the left turn right up the hill. After the sharp bend turn right onto Bath Street and right again into the St Leonards Development where number 18 is located round the corner on the right hand side.



Accommodation comprises

Entrance Hallway: 4.88m x 3.48m (16'00" x 11'5") approx.

Lounge/ Kitchen: 6.53m x 4.88m (21'5" x 16'0") approx.

Master Bedroom 3.2m x 2.62m (10'6" x 8'7") approx.

En Suite 2.8m x 1.52m (9'2" x 4'11") approx.

Bedroom 2 3.48m x 2.5m (11'5" x 8'2") approx.

Bathroom 2.7m x 2m (8'10" x 6'7") approx.

(Outside)

Externally, the property sits in lovely shared garden grounds with an exclusive allocated parking space and ample visitor parking available.

(Other Information)

The property is to be sold inclusive of all fitted flooring, curtains, blinds, light fittings and shades together with the integrated appliances. Please note all items of furniture are available via separate negotiations.

View this property here

<https://www.aspc.co.uk/search/property/369985/18-St-Leonards-Court--Bath-Street/Stonehaven/>

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