aspc

Residential

48 Farburn Drive,

Stonehaven, AB39 2BZ

Price Over

£199,000

Under offer

3 1 1 80 m² EPC **D** Council Tax Band **E**

Contact Solicitor

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Features Garage Garden

Description

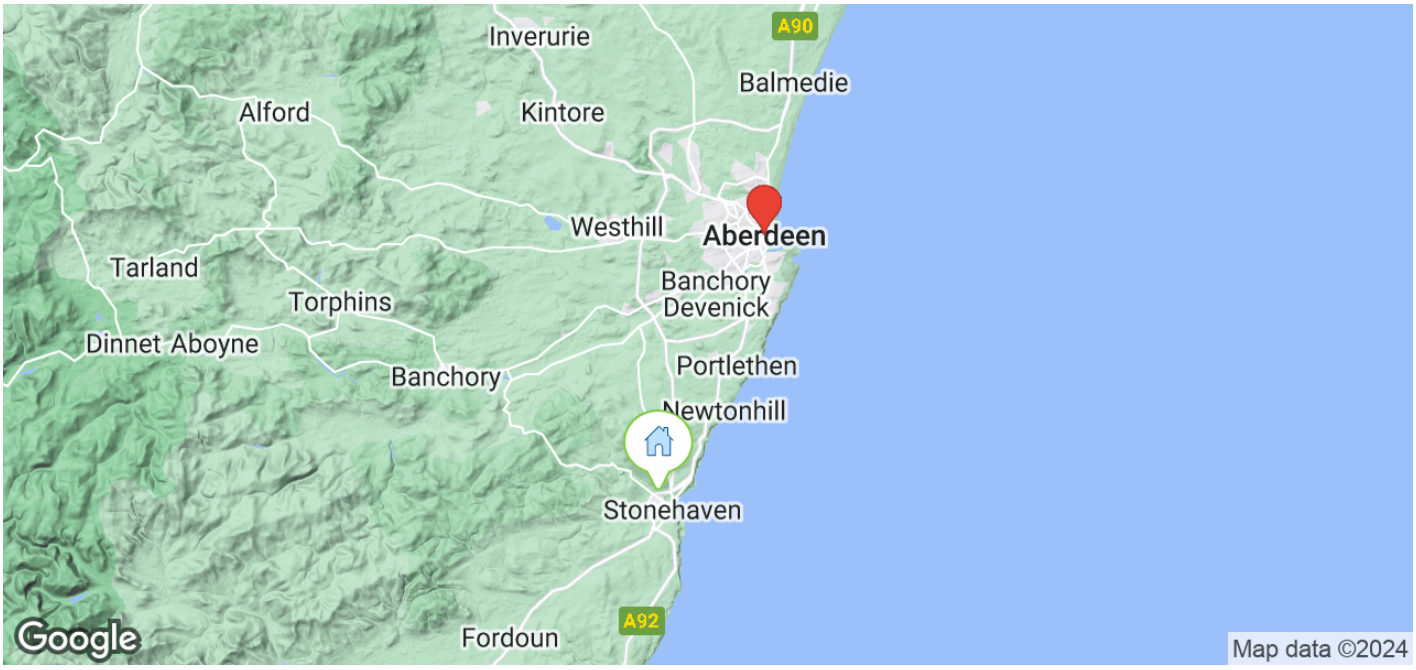
Located in a popular residential area, very convenient for Mackie Academy and the railway station, we offer for sale this well presented **semi detached bungalow.** Providing comfortable and easily managed accommodation all on one level, the bright and airy hall with large store cupboard leads to the well proportioned lounge with a large window to the front. The attractive kitchen is fitted out with a good range of wall and base units and has a window overlooking the garden and a door leading to rear. There are three bedrooms, two doubles which benefit from fitted storage and a third single bedroom which would be an ideal child's room or study. The family bathroom completes the accommodation. Externally, the property is set in low maintenance gardens with lawn to the front and a driveway with space for two to three cars leads to the extra long detached garage. The rear garden is fully enclosed mainly laid to lawn with a paved patio and gated path leading to the front. Available for immediate entry with neutral décor and carpeting throughout, the property is a blank canvas and ready for the new purchaser to put their stamp on.

Stonehaven is an attractive seaside town lying approximately 15 miles south of Aberdeen which boasts a picturesque working harbour and the famous 'Auld Toon' harbour area. Aberdeen is easily accessible by either road or rail. There are many amenities within the town itself including an 18 hole cliff top golf course, indoor and outdoor swimming pools and other leisure facilities and clubs. Primary schooling is available at three local primary schools, while secondary education is catered for at Mackie Academy.

Notes Gas central heating. Double glazing. EPC=D. All carpets, blinds and light fittings to be included.

Directions

From the direction of Aberdeen, travel on the A92 dual carriageway and take the second turn off for Stonehaven marked for Spurryhillock Industrial Estate, continue ahead and turn third left into Arduthie Gardens. Travel ahead and the road will merge with Farburn Drive. Number 48 is situated along on the left hand side just before the bend as indicated by our For Sale board.



Accommodation comprises

Hall Entered via a uPVC front door, the "L" shaped hall leads to all accommodation. Large store cupboard. Meter cupboard. Hatch to loft, which is floored for storage with pull down Ramsay ladder. Neutral décor and carpeting.

Lounge 15'7" x 13'8" [4.80m x 4.20m] approx. Spacious lounge with large picture window to the front with fitted venetian blinds. Neutral décor and carpeting.

Kitchen 11'2" x 8'9" [3.40m x 2.70m] approx. Attractive kitchen fitted out with a good range of light oak effect wall and base units with contrasting worktops and white splashback tiling. Stainless steel gas hob and electric oven with overhead extractor fan. Integrated undercounter fridge. Window to the rear with fitted roller blind. Glass door leading to the rear. Ceiling spotlights. Vinyl flooring.

Bedroom 1 11'5" x 10'8" [3.50m x 3.30m] approx. Well proportioned double bedroom with window to the front with fitted venetian blinds. Fitted triple wardrobe with sliding mirror doors. Neutral décor and carpeting.

Bedroom 2 14'4" x 9'2" [4.40m x 2.80m] approx. Bright double bedroom with window to the rear. Two fitted cupboards one shelved and one with hanging space. Neutral décor and carpeting.

Bedroom 3 11’2” x 6’9” [3.40m x 2.10m] approx. Further bedroom with window to the rear, ideal as a study or childs bedroom. Neutral décor and carpeting.

Bathroom 7’9” x 4’9” [2.40m x 1.50m] approx. A good sized bathroom fitted with a white three piece suite comprising bath with overhead mains shower, rail and curtain, wash hand basin and w.c. Window to the side. Chrome heated towel rail. Ceiling spotlights. Vinyl flooring.

OUTSIDE

The property is set in easily maintained gardens with the front garden laid to lawn. A driveway with parking for two to three cars leads to the detached extra long single garage which is plumbed for a washing machine and has ample space for a utility area. The rear garden is fully enclosed and mainly laid to lawn with a paved patio and a gated path leading to the front. Rotary dryer.

View this property here

https://www.aspc.co.uk/search/property/385929/48-Farburn-Drive/Stonehaven/

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