

Flat 2, Ramsay House, 1 Evan Street,
Stonehaven, AB39 2EQ

Price Over
£90,000

Under offer

 **2**  **1**  **1**   **47 m²** EPC **E** Council Tax Band **C**



Contact Solicitor

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Features

Description

Occupying a prominent position overlooking Stonehaven’s Market Square, this **two bedroomed flat** is located on the first floor of a refurbished listed building with carpeted halls and stairwell and offers bright and airy accommodation which benefits from electric heating and part double glazing. On entering the hallway gives access to all rooms which includes a lovely lounge with full height windows making it particularly bright, a fitted kitchen, two well proportioned double bedrooms and a bathroom with shower installed over the bath. This property which is in the heart of the town centre with its many amenities would make an ideal first time purchase or buy to let investment.

Entrance Hallway Entered via an exterior door and laid with laminate wood flooring the hallway gives access to all accommodation.

Lounge 16'1" x 10'0" [4.90m x 3.04m] approx. This is a lovely room with full height windows overlooking Market Square ensuring lots of natural sunlight floods the room. It is nicely decorated with a feature wall and is laid with laminate wood flooring. TV point.

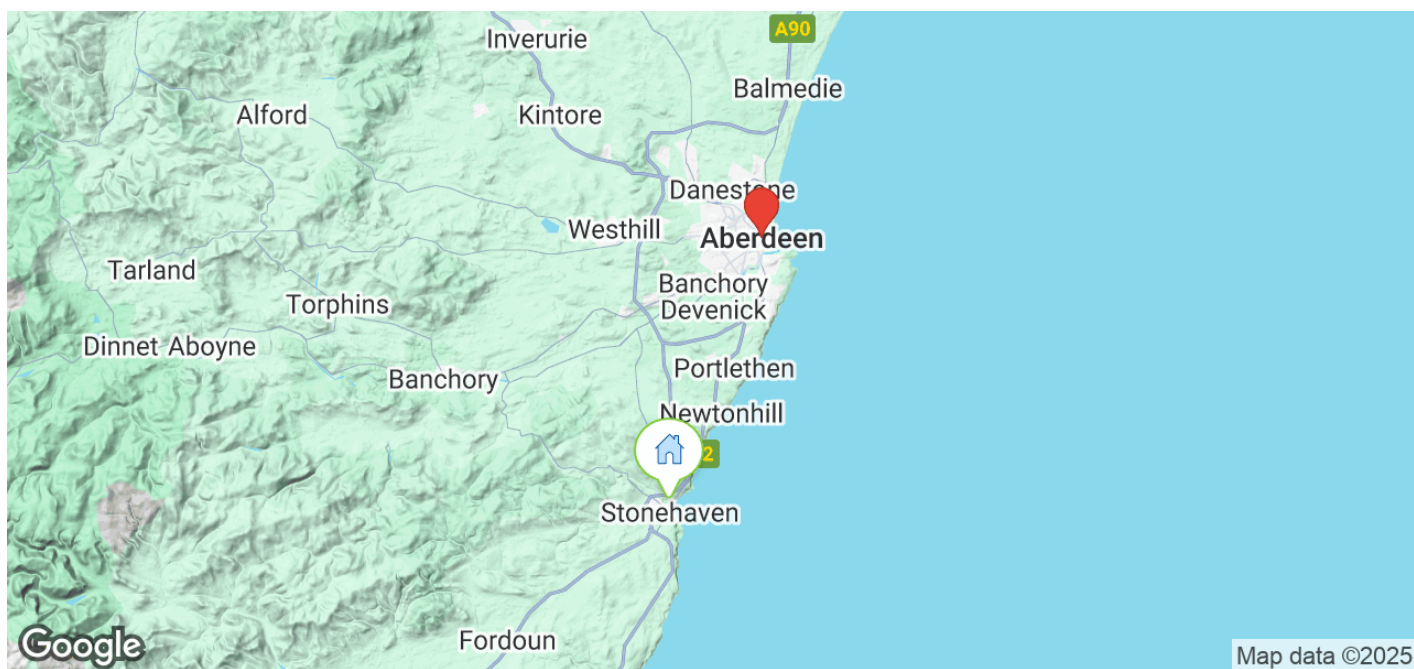
Kitchen 11'9" x 5'1" [3.58m x 1.54m] approx. The kitchen is fitted with white wall and base units incorporating worktops, splashback tiling and a stainless steel sink with mixer tap and drainer. The slot-in electric cooker, fridge/freezer and washing machine are included. The room is further enhanced with recessed spot lighting, laminate wood flooring and has a rear facing double glazed window.

Double Bedroom 1 10'7" x 10'3" [3.22m x 3.12m] approx. With a rear facing double glazed window this is a well proportioned double bedroom which has a built-in double wardrobe and a further cupboard which houses the hot water tank.

Double Bedroom 2 9'6" x 8'10" [2.89m x 2.69m] approx. The second double bedroom is also a good size, is laid with laminate wood flooring and has a full height front facing window allowing lots of natural light.

Bathroom Centrally set the bathroom is fitted with a white suite comprising w.c., pedestal wash hand basin and bath with Mira Play instant electric shower installed over and folding shower screen alongside. It is extensively tiled around the bath area, laid with floor tiles and has recessed spotlights.

Notes Electric heating. Part double glazing. EPC=E. All floor coverings, curtains, blinds and light fittings are included together with the white goods in the kitchen.



View this property here

<https://www.aspc.co.uk/search/property/340823/Flat-2-Ramsay-House--1-Evan-Street/Stonehaven/>

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