

# Bayview Cottage, 34A High Street, Stonehaven, AB39 2JQ

Price Over  
**£240,000**

**Under offer**

 4  1  1   98 m<sup>2</sup> EPC D Council Tax Band E



## Contact Solicitor

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## Features



Garden

## Description

This is an attractive cottage, in one of the best seafront locations in Stonehaven, with open views over the Beach and Stonehaven Bay, tucked away off the High Street in the 'Auld Toon' area of Stonehaven. Set in a quiet courtyard with private garden, the property comprises a spacious Lounge on the first floor giving superb panoramic sea views, attractive Kitchen also enjoying sea views, Double Bedroom/Dining Room and Toilet, and on the ground floor, there are 3 further good-sized Bedrooms, and smart Shower Room.

Stonehaven is the largest town to the south of Aberdeen, 15 miles from the city with excellent road and rail links. It is a vibrant community comprising the Old Town around the picturesque harbour and the new town expanding out from the beach and Market Square. It has a wide range of facilities for all ages with excellent shops, hotels and restaurants, secondary and primary schools, hospital and medical centre, railway station and superb leisure activities including the open air pool.

**ACCOMMODATION:** Ground Floor: Vestibule, Hall, 3 Bedrooms, Shower Room, First Floor: Lounge, Dining Kitchen, Bedroom 4/Dining Room, Toilet OUTSIDE: Exclusive front garden

**COUNCIL TAX BAND:** E

## **ACCOMMODATION**

### **Ground Floor**

**Vestibule:** Entered via a uPVC front door with glazed panels; Glazed door leading to the Hall.

**Hall: (8'6 x 7')** Spacious Hall with 2 store cupboards providing ample storage; Stairs leading to the First Floor; Laminate flooring.

**Bedroom 1: (Front Left) (12'9 x 8')** Well-proportioned Double bedroom with deep window to front (single glazed)

**Bedroom 2: (Rear right) (12'9 x 8')** Smart Double Bedroom; Deep window to the side (single glazed)

**Bedroom 3: (Front Right)(10'4 x 9'1)** Good-sized Double Bedroom with deep window to the front (single glazed).

**Shower Room: (9'3 x 7'5)** Excellent Shower Room with corner shower, wash hand basin and WC; Cupboard with hot water tank; Vinyl flooring.

### **First Floor**

**Hall:** Velux roof window; Store cupboard; Hatch to loft with fitted ladder and storage space.

**Lounge: (17'1 x 12'9)** Bright and comfortable room with window to the front and further window to the rear giving panoramic open views over the beach and promenade and across Stonehaven bay to the golf course; Fireplace with living flame gas fire; Ceiling fan light.

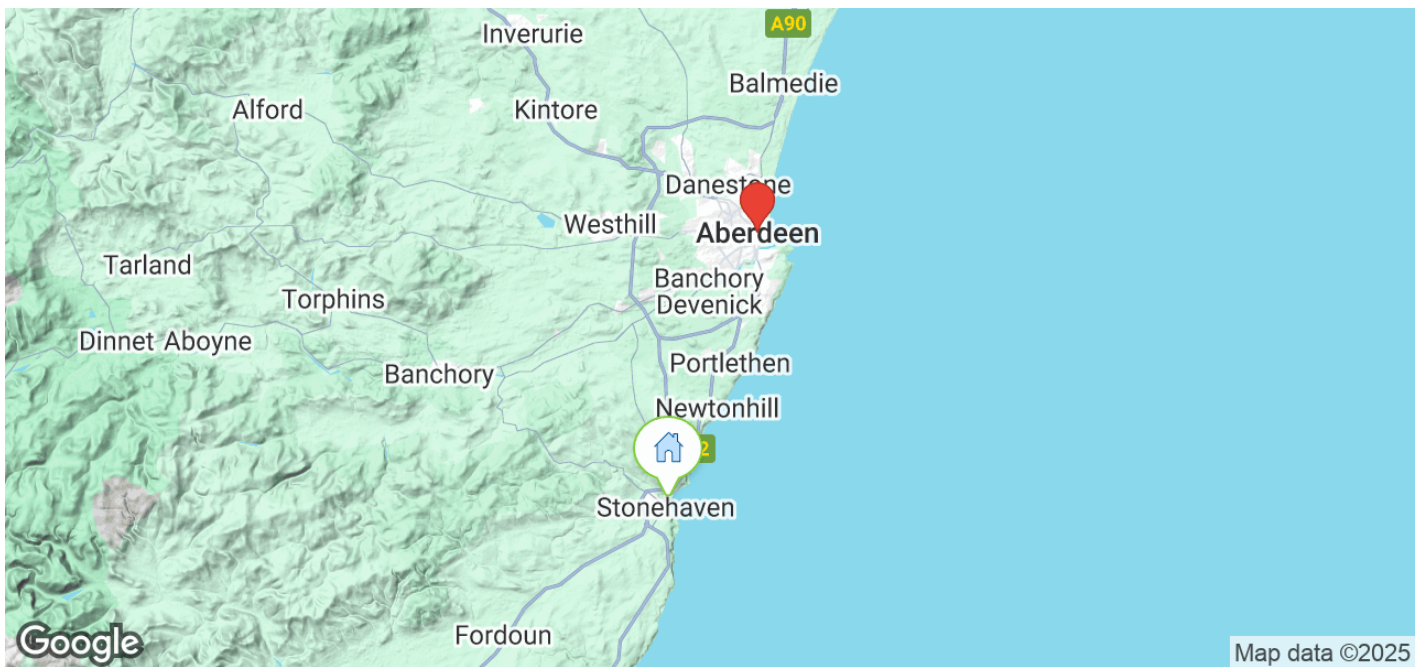
**Kitchen: (10'4 x 9'3)** Attractive Kitchen with units on 2 walls and new worktops with tiled splashbacks; Breakfast bar; New gas range cooker, Fridge freezer and Washing machine all included; Window to the rear with superb sea views; Wall mounted gas boiler; New laminate wood flooring.

**Bedroom 4/Dining Room: (10'4 x 8'6)** Bedroom with window to front, could also be suitable as a Dining Room.

**Toilet:** Newly refurbished and fitted with toilet and smart wash hand basin; Heated towel rail; Window to the front; Laminate flooring.

**SPECIAL FEATURES** Gas central heating, Double glazing (except where otherwise noted, All carpets, curtains, blinds, light fittings and kitchen appliances included

**OUTSIDE** Exclusive private fenced garden to the front.



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<https://www.aspc.co.uk/search/property/343737/Bayview-Cottage--34A-High-Street/Stonehaven/>

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