

14 Cairnhill Walk,
Newtonhill, Stonehaven, AB39 3NE

Fixed Price
£325,000

Under offer

 **4**  **3**  **2**   **147 m²** EPC **C** Council Tax Band **F**



Contact Solicitor

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Features  Garage  Garden

Description

Viewing is highly recommended to appreciate this well appointed **detached bungalow** which is located at the end of a quiet cul-de-sac. With generous dimensions and tasteful modern décor throughout, this attractive home is in ready to move into condition. The accommodation comprises a wide and welcoming entrance vestibule and hallway which leads into an impressive lounge with box bay window with feature wall and fireplace with marble hearth. The stunning open plan dining space and recently fitted kitchen with space for informal dining leads through to a light and airy sun lounge with views over the secluded rear garden. Completing the accommodation, is a master suite with en suite shower room, three further double bedrooms, a spacious family bathroom and a useful utility room with cloakroom. Outside there are gardens to the front and rear laid to lawn with colourful mature borders, a large summer house, patio and a large single garage.

Newtonhill is a pleasant coastal village located approximately 7 miles south of Aberdeen and within easy commuting distance. There are many varied amenities available locally, including the Bettridge Centre which offers sporting and social activities, a pharmacy, supermarket and restaurant, a library, two public houses, a grocery store and post office. There are many pre-school groups within the village, a primary school and after school club. Secondary education is catered for at Portlethen Academy.

Entrance Vestibule 5'10" x 5'6" [1.78m x 1.67m] approx. Entered via a wood exterior door with decorative glazed panels, the vestibule is freshly decorated and features coving and tile effect laminate flooring.

Entrance Hall 16'5" x 8'9" [5.00m x 2.68m] approx. at longest and widest The spacious hall is light and airy and decorated in fresh tones with recessed spotlights and laminate flooring. Two large cupboards provide excellent storage, one housing the electric fuse box and meter and the other the hot water tank. Access hatch to the partially floored loft space with lighting. Security alarm control panel. Smoke alarm.

Lounge 17'6" x 14'5" [5.33m x 4.41m] approx. With a box bay window overlooking the front garden, this generously proportioned lounge is light and airy. There is a gas fire with decorative surround and marble hearth and finishing touches include modern décor with cornicing, spotlights and laminate flooring. TV point. Telephone point.

Kitchen/Dining Room 23'4" x 16'10" [7.11m x 5.14m] approx. at longest and widest The modern kitchen and dining room has recently been opened up into an open plan living space by the current owners. There is space for a formal dining table with chandelier light fitting over the table and fresh neutral décor and window with fitted blinds to the front. The kitchen has been fitted with a comprehensive range of quality white gloss cabinets with co-ordinating wood effect square edged worktops and matching breakfast bar providing informal dining and conveniently installed with USB charging points. There are two full sized built-in ovens, electric hob, an integrated Bosch dishwasher and sink with mixer tap with spray attachment and wall panelling in wood design provide full height splashbacks. Completing the room is wood design laminate and recessed spotlights. TV points. Telephone point.

Utility Room 6'0" x 5'4" [1.85m x 1.64m] approx. The utility room is fitted with base and wall units and there is a stainless steel sink and drainer looking to the side of the property. There is a space for a washing machine. Boiler and central heating control.

Cloakroom 6'1" x 3'2" [1.86m x 0.97m] approx. Off the utility room, the handy cloakroom is fitted with a w.c. and wash hand basin with storage below. Tiled flooring and neutral décor complete the room.

Sun Lounge 13'4" x 13'3" [4.08m x 4.05m] approx. The bright sun lounge provides a tranquil space to relax looking onto the sunny and secluded rear garden. A decorative alcove provides display space and a low level cupboard. The floor is laid with wood design laminate with the luxury of underfloor heating and a fixed convector heater. Access to the rear garden. TV point.

Master Bedroom and En Suite 12'0" x 11'8" [3.68m x 3.55m] approx. This bright and airy master suite has a picture window looking onto the attractive rear garden. The décor is neutral with freshly laid carpet and there is ample space for free standing furniture. The En Suite (8'4" x 3'6" [2.54m x 1.07m] approx.) has an opaque window to the side giving plenty of natural light and is fitted with a w.c. and wash hand basin with vanity unit, mains fed shower and full height tiling to the walls and floor. Wall mounted mirror with medicine cabinet and towel rail. Extractor.

Double Bedroom 2 12'2" x 12'1" [3.71m x 3.69m] approx. Overlooking the gardens to the rear, this well proportioned double room is naturally light with complementing neutral décor and flooring. There is ample space for free standing furniture.

Double Bedroom 3 11'5" x 9'3" [3.48m x 2.83m] approx. This bright and sunny double bedroom looks onto the side of the property and allows ample space for a range of free standing furniture.

Double Bedroom 4 11'2" x 7'11" [3.42m x 2.42m] approx. This double room benefits from excellent storage provided by a wall of wardrobes with mirrored sliding doors with space for hanging and shelving.

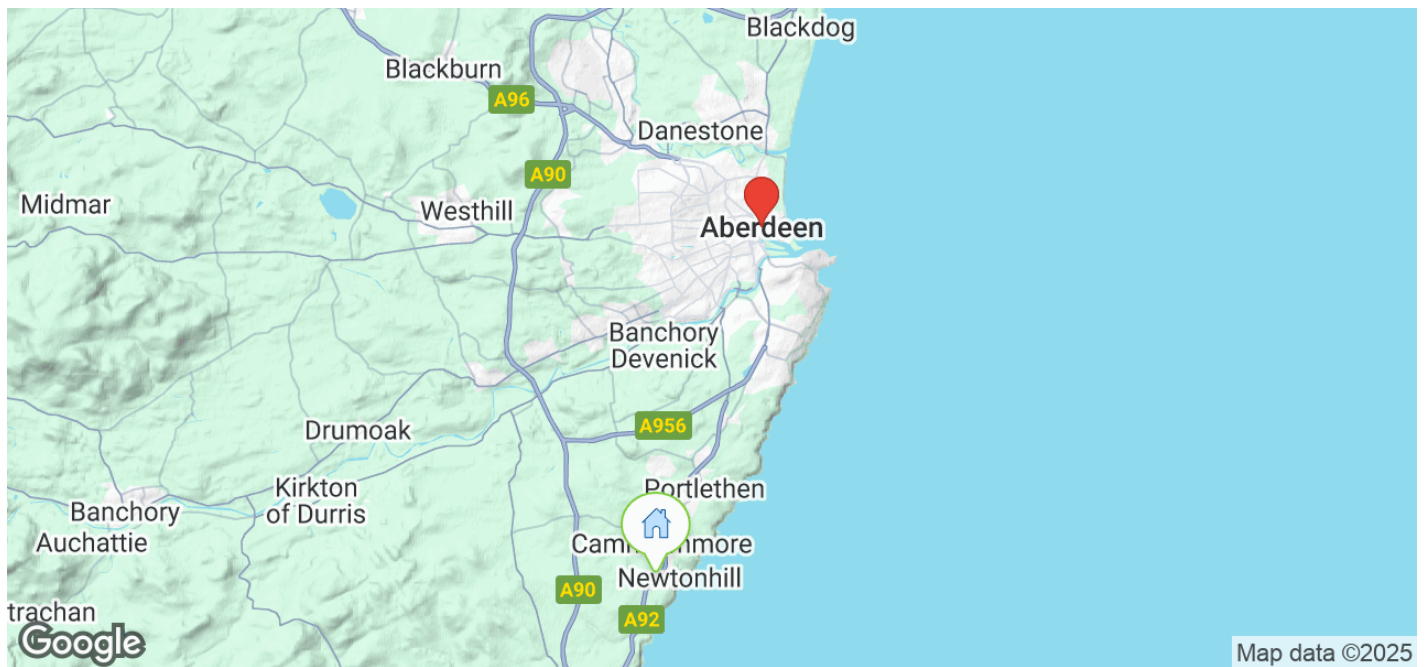
Bathroom 11'4" x 6'2" [3.46m x 1.88m] approx. The well appointed family bathroom is fitted with a three piece suite comprising bath with shower attachment, w.c. and wash hand basin with vanity unit providing storage and a separate shower enclosure with mains fed Pisa shower. To complete the décor, there is full height tiling to the walls and floor, chrome heated towel rail, wall mounted mirrored medicine cabinet and large mirror inset into the tiles. Shaver point. Extractor.

Garage 16'5" x 11'3" [5.02m x 3.41m] approx. The large single attached garage which allows parking for a large vehicle such as a 4x4 is fitted with an up and over door and has power and light. Excellent storage is provided by a range of base and wall units, shelving and work surface.

Outside A tarred driveway provides off-street parking to the front of the single garage and paved pathways lead to the front door. The front gardens are well stocked with attractive mature shrubs and plants with a central island rockery. A low level wall screens the front with high fencing and pruned conifers shielding the property to one side. A pathway leads through a high gate into the fully enclosed and sheltered landscaped rear garden laid to lawn with patio area, a pathway leading to a large summerhouse with power. The garden has an abundance of shrubs, plants and trees with a feature bridge. Outside tap. Outside power socket. Drying area with rotary dryer. External lights over rear garden and at back door.

Directions Travelling south from Aberdeen on the A90, take the turn off for Newtonhill. At the roundabout, take the third exit, passing Tesco on the right. At the next roundabout, turn left onto Cairnhill Road following the road round to the right. Continue along and take the first road on the left which is Cairnhill Walk. Number 14 is at the end of the cul-de-sac, as indicated by our For Sale board.

Notes Gas central heating. Double glazing. EPC=C. The subjects will be sold inclusive of all fitted floor coverings, light fittings and blinds, along with all integrated appliances. Some items of furniture may be available by separate negotiation. The property is protected by a security alarm system which is hard wired to a central unit.



View this property here

<https://www.aspc.co.uk/search/property/359079/14-Cairnhill-Walk/Stonehaven/>

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