

St Vedas, 15 Dunnottar Avenue,
Stonehaven, AB39 2JD

Price Over
£295,000

Under offer

 4  4  1   159 m² EPC E Council Tax Band F



Contact Solicitor

Aberdeen Considine
40 Allardice Street
Stonehaven
AB39 2BU

01569 766166

Sta@ACandCo.com

<http://www.ACandCo.com>

Features  Garden

Description

Situated in a most desirable location within the popular seaside town of Stonehaven, we bring to the market for sale this traditional **FOUR BEDROOM and THREE PUBLIC ROOM SEMI DETACHED DWELLING HOUSE**. This substantial, sandstone built family home has been well maintained by the present owner and enjoys many fine period features such as the high ceilings, deep skirting and beautiful coving. Offering spacious and versatile accommodation spanned over two floors, the property is served by gas central heating and a mix of sash and case single and double glazed windows some with secondary glazing.

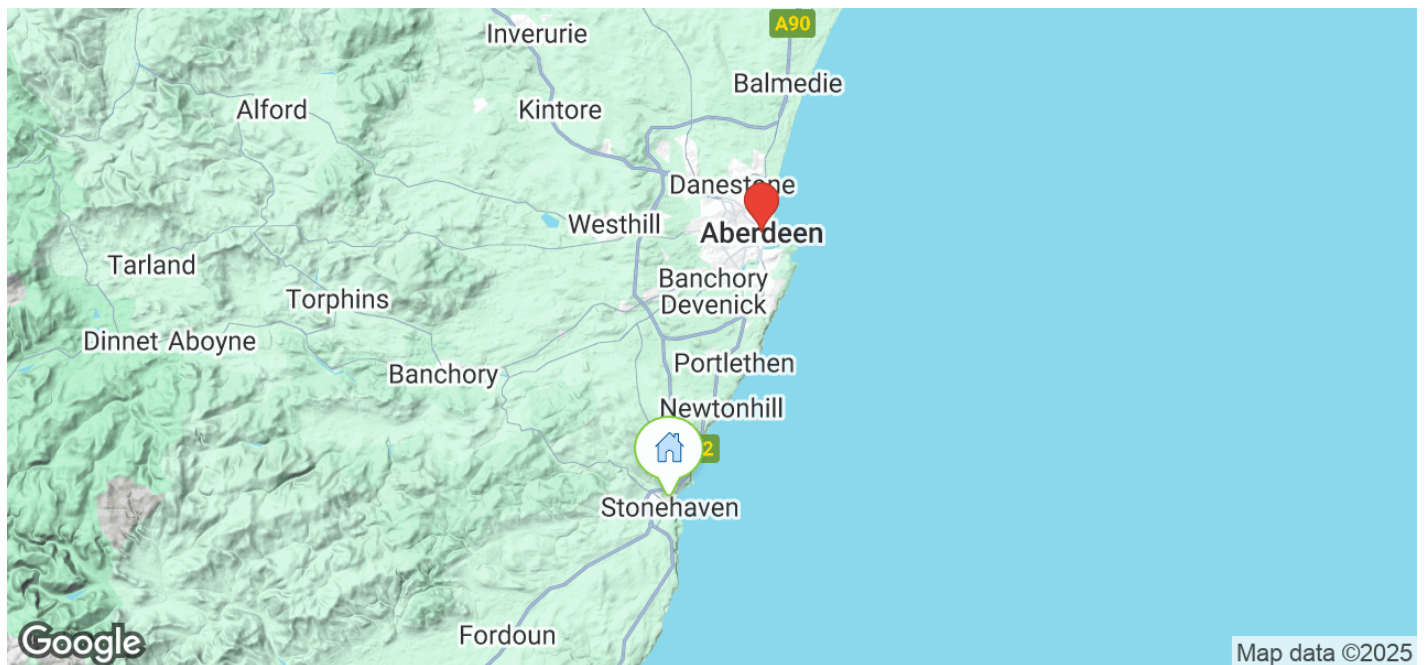
The welcoming vestibule fitted with traditional floor tiling leads into the grand hallway, which abounds in character to reflect the remaining accommodation. Located to the right is the stunning, naturally bright lounge with feature cast iron fireplace with open coal fire and bay fronted window providing a truly superb room to relax and enjoy. The family room to the rear offers an additional reception room

and enjoys a pleasant outlook over the rear garden. The family kitchen area is sure to be the hub of this home, featuring a range of solid wood wall and base units with roll front worktops, range master cooker and integrated dishwasher and fridge/freezer. Continuing through is the dining area which offers ample space for dining furniture and opens through to the delightful conservatory which provides a great space for either relaxing or entertaining with double doors opening out to the garden. A private staircase tucked behind a doorway in the kitchen leads up to the home office which is a hugely versatile room that has previously been utilised as a fifth double bedroom. Completing the ground floor is the useful WC cloakroom fitted with a two piece suite.

The striking staircase with open balustrade ascends to the upper landing with stained glass skylight above, which provides an abundance of natural light. There are four generous double bedrooms, each of them provide ample space for freestanding furniture. Completing this charming home is the family bathroom fitted with a three piece suite comprising WC, bath and wash hand basin.

Directions

From the direction of Aberdeen travel south on the A90 dual carriageway taking the first entrance to Stonehaven. Continue through the town centre and as the road veers right onto Dunnottar Avenue, the property is on the right hand side.



Accommodation comprises

Ground Floor

Vestibule 2.16m x 1.85m (7'1" x 6'1")

Entrance Hall 4.7m x 3.43m (15'5" x 11'3")

Lounge 5.77m x 5.28m (18'11" x 17'4")

Family Room 4.17m x 3.43m (13'8" x 11'3")

WC Cloakroom 2.57m x 1.17m (8'5" x 3'10")

Kitchen 4.45m x 2.9m (14'7" x 9'6")

Dining Room 2.3m x 2.26m (7'7" x 7'5")

Conservatory 3.43m x 3.33m (11'3" x 10'11")

Home Office 3.1m x 2.95m (10'2" x 9'8")

First Floor

Upper Landing 3.1m x 1.93m (10'2" x 6'4")

Bedroom 1 4.47m x 3.8m (14'8" x 12'6")

Bedroom 2 3.86m x 3.58m (12'8" x 11'9")

Bedroom 3 3.5m x 3.23m (11'6" x 10'7")

Bedroom 4 3.23m x 2.95m (10'7" x 9'8")

Family Bathroom 1.96m x 1.83m (6'5" x 6')

Outside

This impressive home is completed by the lovely walled garden to the rear, offering a patio area, ideal for alfresco entertaining, as well as an area of lawn surrounded with mature plants and shrubs. A wooden shed provides outdoor storage whilst on-street parking is available to the front of the property.

View this property here

<https://www.aspc.co.uk/search/property/359705/St-Vedas--15-Dunnottar-Avenue/Stonehaven/>

The foregoing particulars are being distributed on behalf of the Selling Solicitors by Aberdeen Solicitors' Property Centre Ltd. of 2-10 Holburn Street, Aberdeen, AB10 6BT. Whilst the particulars have been prepared with care and are believed to be accurate, no liability for any errors or omissions therein or the consequences thereof will be accepted by the Selling Solicitors or Aberdeen Solicitors' Property Centre Ltd. © Aberdeen Solicitors' Property Centre and Selling Solicitors.