

Braemar, 49 Evan Street,
Stonehaven, AB39 2ET

Price Over
£319,000

 **6**  **2**  **3**   **232 m²** EPC **F** Council Tax Band **G**



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Features  Garden

Description

LOVELY FAMILY HOME IN CENTRAL LOCATION

This traditional Victorian house is well located close to the town centre and within walking distance of the many local amenities of Stonehaven. This attractive mid terraced property provides extremely spacious and comfortable accommodation, retaining many beautiful original features, and makes an excellent family home. The spacious ground floor accommodation comprises a vestibule with original mosaic tiled flooring, spacious hall, elegant lounge, smart dining room, dining kitchen, utility room and toilet. The first and second floors have a family bathroom, six bedrooms, one with en suite shower room and two sharing a Jack and Jill Shower Room, box room and further study/box room. The house boasts many fine original features including original tiled flooring, fine stairway with ornate banister, deep skirting boards, decorative cornicing and ceiling roses. There is a small courtyard and a garden laid to lawn at the rear of the property.

The current owner ran a busy and successful B&B business with four letting bedrooms for many years and the house presents an opportunity for any prospective purchaser to continue and develop this

venture. Stonehaven is both a thriving town and a popular tourist destination, attracting many domestic and international visitors each year.

Stonehaven is the largest town to the south of Aberdeen, 15 miles from the city with excellent road and rail links. It is home to a vibrant local community and as a popular tourist destination it attracts many domestic and international visitors each year. The town is built around the historic Old and New Towns: the Old Town is home to the picturesque harbour and the New Town expands outwards from the beach and Market Square. Stonehaven has a wide range of facilities for all ages with excellent shops, bars and restaurants, secondary and primary schools, hospital and medical centre, railway station and superb leisure activities including golf course and a 50m heated open-air swimming pool.

Ground Floor

Vestibule Entered via hardwood front door. Original Victorian mosaic floor tiles and ceiling rose. Door with glazed panel to the hall. Meter cupboard.

Hall Spacious entrance hall with fine stairway leading to the first floor. Original cornicing and decorative plaster arch. Understairs cupboard.

Lounge 15'4" x 15'5" approx. Large bright elegant lounge with window to the front. Cast iron fire place with solid wood surround, tiled hearth and living flame gas fire. Original period cornicing, ceiling rose and picture rail. Deep skirting boards. Decorative alcove cupboards with glass doors.

Dining Room 14'5" x 13'11" approx. Good sized dining room. Window to the rear with wood panelled window surrounds. Built-in cupboard. Original cornicing and ceiling rose.

Rear Hall Accessed off the main hall leading to kitchen. Door to w.c. Understairs cupboard with shelving.

Dining Kitchen 14'4" x 12'11" approx. Spacious dining kitchen fitted with good range of beech wood units with black sparkle granite effect worktops. Neff electric hob and extractor. Neff stainless steel double oven and grill. Integrated fridge. Stainless steel sink and drainer. Wood flooring. Window to the side. Door to utility room.

Toilet Toilet comprising white w.c. and wash hand basin set in vanity unit. Window to the side. Vinyl flooring.

Utility Room 13'8" x 7'7" approx. Handy utility room located off the kitchen with white wall and base units. Stainless steel sink and drainer. Space for fridge/freezer, washing machine, tumble dryer and dishwasher. Boiler. Airing cupboard housing hot water tank. Clothes pulley. Window to the rear and a further two Velux windows.

First Floor Elegant stairway leads to the first floor accommodation.

Bedroom 2 13'6" x 11'7" approx. Double bedroom with window to the side. Wash hand basin set in white vanity unit. Decorative cornicing. Deep sill and skirtings.

Bedroom 3 14'7" x 13'9" approx. Double bedroom. Built-in cupboard. Decorative cornice and ceiling rose. Window to the rear.

En Suite Shower Room Corner shower unit with Mira Vie power shower. White wash hand basin and w.c. Extractor fan. Window to the rear.

Bedroom 4 15'3" x 7'10" approx. Bedroom with decorative cornicing; Alcove with shelving; Wash hand basin set in white unit; Window to the front. Connecting door to Bedroom 5.

Bedroom 5 12'0" x 8'8" approx. Double bedroom with decorative cornicing. Window to the front. Connecting door to bedroom four.

Box Room/Study 11'5" x 4'9" approx. Grey sink set in white unit. Window to the front.

Bathroom 5'9" x 9'6" approx. White bath, wash hand basin and w.c. Mira shower over bath. Tiled all around 3/4 height. Deep window sill. Window to side with deep sill. Hatch to loft.

Second Floor Wide staircase with ornate bannister leads to second floor accommodation. Skylight.

Bedroom 6 12'4" x 11'2" approx. Double bedroom. Decorative cornicing. Storage cupboard. Dormer window to the front. Door to Jack and Jill shower room.

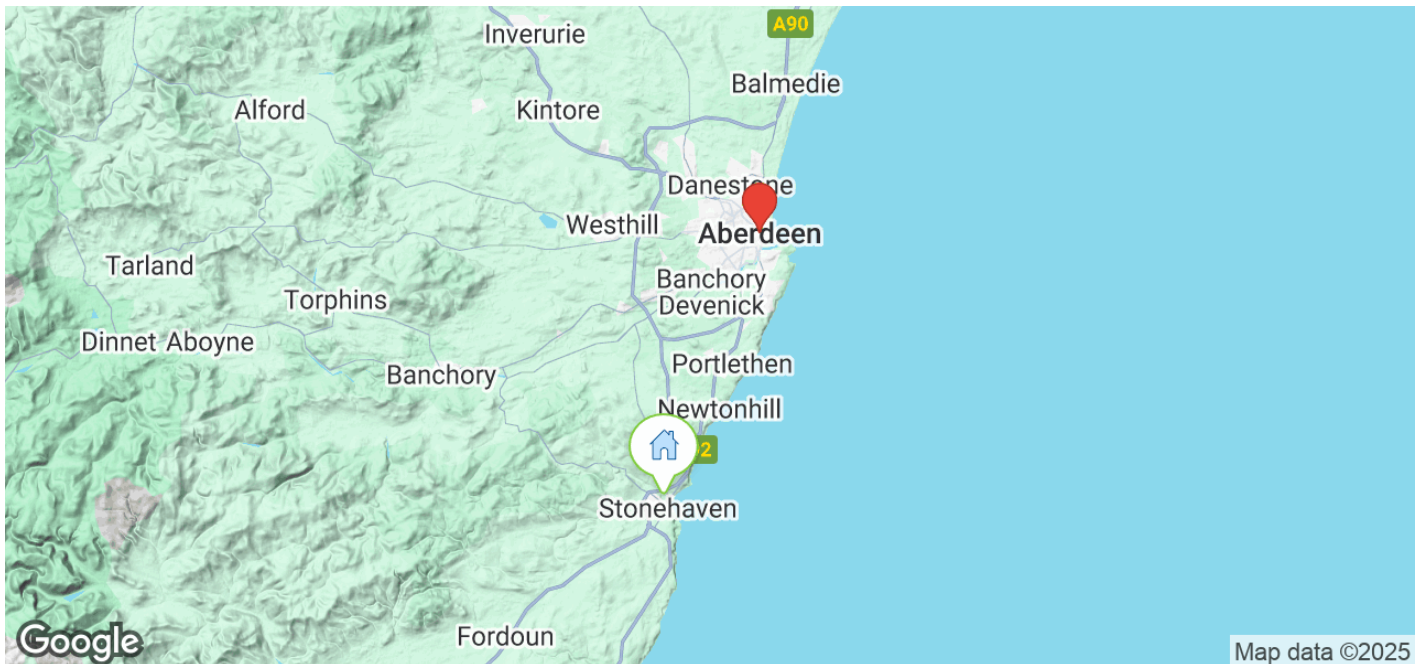
Store Room 12'4" x 6'3" approx. Fixed bed. Window to the front.

Bedroom 1 11'8" x 10'0" approx. Double bedroom. Built-in wardrobe. Eaves storage. Decorative cornicing. Dormer window to the rear with deep sill. Door to Jack and Jill shower room.

Jack and Jill Shower Room 8'2" x 5'6" approx. Curved shower enclosure with Triton Sambada power shower and aqua panelling. Beech effect unit with white w.c. and wash hand basin. Velux window to the front.

Outside Steps at the rear of the house lead to a quiet rear garden which is laid to lawn. There is a paved courtyard and shed to the side of the property.

Notes Gas central heating. Double glazing. EPC=F. All curtains, carpets, blinds and light fittings included.



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