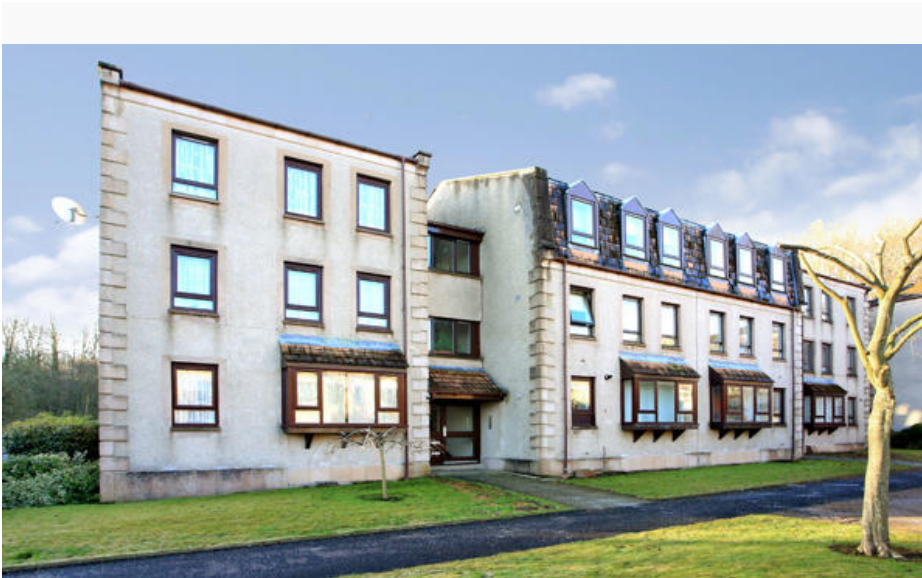


36 Carron Gardens,
Stonehaven, AB39 2FE

Fixed Price
£125,000

Under offer

 **2**  **1**  **1**   **53 m²** EPC **E** Council Tax Band **C**



Contact Solicitor

Raeburn Christie Clark & Wallace
1 Market Buildings
Stonehaven
AB39 2BY

01569-762947

stonehaven@raeburns.co.uk

<http://www.raeburns.co.uk>



Features  Garden

Description

Located in a popular location close to Stonehaven town centre, we are pleased to offer for sale this well presented **top floor flat** with two double bedrooms. Features include a generous, bright lounge with neutral décor, a well equipped modern kitchen which has space for informal dining and two well proportioned double bedrooms benefiting from fitted wardrobes. A modern bathroom completes the accommodation. The full height loft space is accessed by a Ramsay ladder and is floored. The property is served by electric panel heating, recently fitted double glazing and a security entry system and will be sold inclusive of all carpets, blinds, light fitments and white goods, along with most items of furniture.

Outside, there is a designated parking space for the property with communal garden grounds to the front and rear, along with an exclusive low maintenance garden area to the rear. Viewing is recommended to fully appreciate the accommodation on offer.

Stonehaven is an attractive seaside town lying approximately 15 miles south of Aberdeen which boasts a picturesque working harbour and the famous 'Auld Toon' harbour area. Aberdeen is easily accessible by either road or rail. There are many amenities within the town itself including an 18 hole cliff top golf course, indoor and outdoor swimming pools and other leisure facilities and clubs. Primary schooling is available at three local primary schools, while secondary education is catered for at Mackie Academy.

Entrance Vestibule A well maintained communal hallway leads to the property which is accessed via a wooden door providing access to the vestibule with hanging space for coats. A glazed door gives access to the hall.

Hall The welcoming entrance hall gives access to all accommodation and benefits from a large cupboard which offers storage and houses the fuse box and electricity meter. Hatch with Ramsay ladder which leads to the full height floored loft space. Security entry system. Smoke detector.

Lounge 15'4" x 10'4" [4.67m x 3.14m] approx. Generously proportioned bright lounge with two large recently replaced windows overlooking the front of the property. Neutral décor and carpeting. Ample space for a variety of furniture. TV and Sky points. Telephone point.

Dining Kitchen 10'2" x 8'5" [3.09m x 2.56m] approx. at widest Bright, spacious modern kitchen which is fitted with attractive white gloss wall and base units with contrasting grey marble effect worktops with modern splashback and a Lamona composite single bowl and drainer. Space for informal dining. The washing machine, tumble dryer, fridge/freezer and cooker will all be included in the sale. Tile effect vinyl flooring.

Bedroom 1 11'8" x 8'10" [3.56m x 2.67m] approx. Bright, generous double bedroom located to the front of the property and benefiting from a large fitted wardrobe which provides excellent storage. Neutral décor. Telephone point.

Bedroom 2 10'2" x 8'10" [3.10m x 2.67m] approx. A further well proportioned double bedroom with fitted wardrobe and additional cupboard housing the hot water tank. Ample space for free standing furniture. Door mounted mirror to remain.

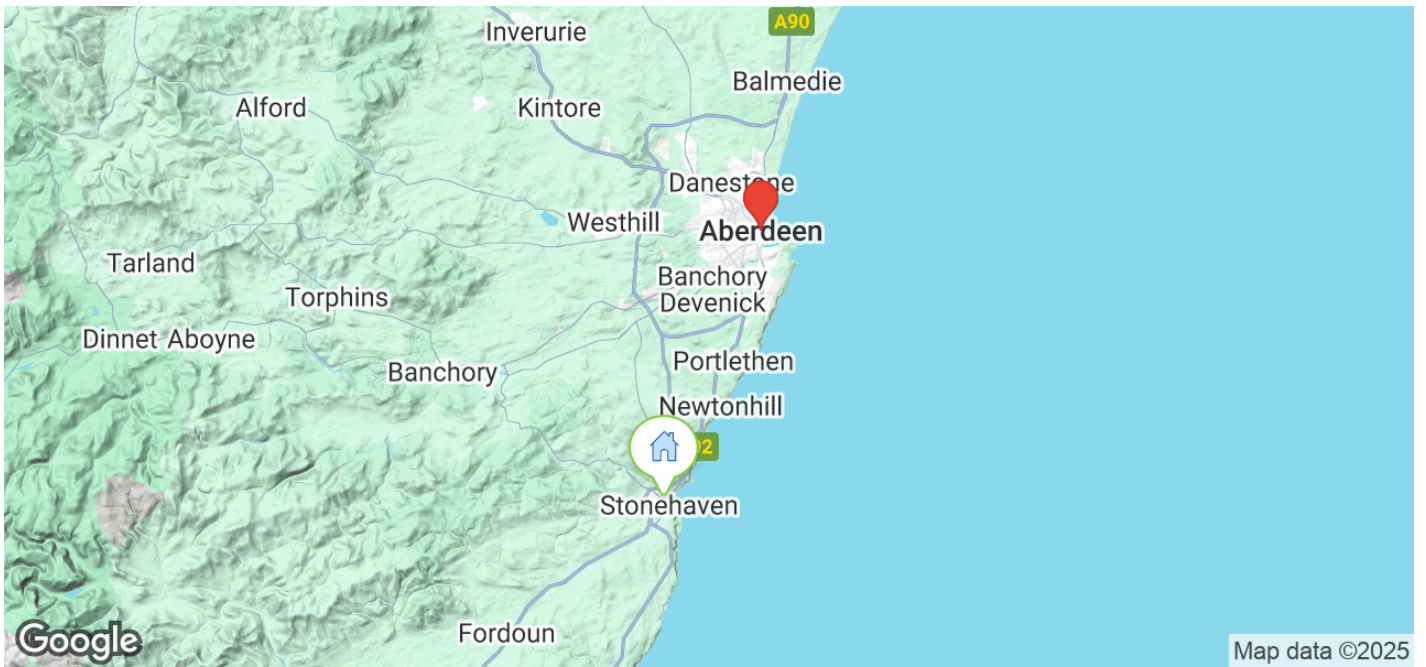
Bathroom 6'10" x 5'10" [2.09m x 1.77m] approx. Stylish tiled bathroom fitted with a white suite comprising w.c., pedestal wash hand basin and bath with Triton shower over and curved shower screen. Heated towel rail. Tiled flooring. Opaque window providing natural light.

Outside A well maintained communal garden is located to the front of the property while, to the rear, is an exclusive garden area which is low maintenance and enclosed and has a drying area. The residents' car park with designated parking space is located to the rear.

Directions Travelling south from Aberdeen on the A90, take the first entrance into Stonehaven. Continue straight through the town centre, following the road past the petrol station, before turning right into Low Wood Road. Take second left into Carron Gardens and the property is located a short distance ahead, as indicated by our for sale board.

Notes Electric panel heating. Double glazing. EPC=E. All curtains, blinds, light fittings and kitchen white goods will be included in the sale, along with most items of furniture.

The date of entry is material and offers subject to survey, subject to finance or subject to the sale of the purchaser's own property will not be considered.



View this property here

<https://www.aspc.co.uk/search/property/364626/36-Carron-Gardens/Stonehaven/>

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