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42 MALCOLM'S MOUNT WEST, STONEHAVEN, AB39 2TF



**Immaculately Presented Four Bedroomed
Detached Dwellinghouse in Prime Location**

OFFERS OVER
£325,000

Accommodation Overview

Entrance Vestibule, Hallway, Lounge/Dining Room on Open Plan, Kitchen/Diner, Utility Room, Double Bedroom and Cloakroom. First Floor: Three Bedrooms, Family Bathroom and Attic. Garage. Front and Rear Gardens.

We are delighted to bring to market this immaculately presented four bedroomed family home set in a lovely garden, situated in an exclusive area of Stonehaven, convenient for local schooling and the railway station. Having been well maintained by the current owners, this is a smart and stylish home with the accommodation comprising an entrance vestibule leading into the welcoming hallway, a bright and well proportioned lounge on open plan with the dining room with patio doors leading out to the garden, a smart kitchen/diner and an adjoining utility room. Completing the ground floor is a spacious double bedroom and a cloakroom. On the upper floor, there is a master bedroom with two further well presented bedrooms and the family bathroom. An additional feature is the attic space accessed via a Ramsay ladder which is currently divided into two areas and utilised as a home office and playroom (please note this area is not included in the measured floor space). In true move in condition, early viewing is highly recommended.



Entrance Vestibule

An exterior door with glazed side panel gives access to the entrance vestibule. Wood effect flooring which flows through to the welcoming hallway.

Hallway

Glazed internal door from the vestibule leads to this well proportioned hallway which provides access to all ground floor accommodation with a carpeted staircase to the first floor. Wood effect flooring. Spotlights.

Lounge/Dining Room

8.38m x 4.02m (26'6" x 13'2") approx.

The stylish lounge decorated in neutral tones is on open plan with the dining room with ample space for free standing furniture. Oak veneered flooring. Patio doors give access to the decked area of the rear garden for enjoyment of alfresco living during the summer months. Coving. Venetian blinds. Note: curtains will be removed.

Kitchen/Diner

3.91m x 2.81m (12'10" x 9'3") approx.

Overlooking the rear garden the kitchen is fitted with contemporary wall and base units with contrasting worktop incorporating a stainless steel one and a half sink with mixer tap and drainer with white New York subway style tiling splashback. Breakfast bar for informal dining. Integrated induction hob, oven and extractor canopy. Useful cupboard for storage which also houses the consumer unit. Space for American style fridge/freezer, freestanding dishwasher to be included in the sale. Spotlights. Click vinyl wood effect flooring.

Utility Room

1.81m x 1.67m (5'11" x 5'6") approx.

Fitted with the same style of units and splashback tiling as the kitchen giving a seamless flow. Space for white goods. Exterior door gives access to the rear garden. Spotlights. Access hatch to loft space.

Double Bedroom

3.95m x 3.00m (13'0" x 9'10") approx.

A spacious recently carpeted double bedroom located to the front of the property with good space for freestanding furniture. Custom made built-in wardrobes providing good storage facilities. Curtains and blind.

Cloakroom

Centrally set the cloakroom is fitted with a white suite comprising w.c and wash hand basin. Extractor fan. Wood effect flooring.

Upper Landing

The staircase from the hallway gives access to the upper landing and all remaining accommodation. Walk-in storage cupboard providing good storage facilities. Access hatch with Ramsay ladder provides access to the attic rooms.

Double Bedroom

4.21m x 3.25m (13'10" x 10'8") approx.

Located to the rear of the property this spacious double bedroom is decorated in neutral tones and benefits from built-in wardrobes providing an abundance of storage. Curtains and blind.. TV point.

Bedroom

2.93m x 2.41m (9'7" x 8'2") approx.

This bedroom overlooks the front of the property, space for bedroom furniture. Curtains and blind.. Spotlights. TV point.



Bedroom

2.93m x 2.51m (9'7" x 8'3") approx.

Located to the front of the property this bedroom has a built-in wardrobe providing good storage facilities. TV point. Curtains and blind.

Family Bathroom

2.66m x 1.62m (8'9" x 5'4") approx.

This stylish partially tiled family bathroom is fitted with a white suite comprising, a w.c. and wash hand basin set in a vanity unit providing handy storage, a bath and separate shower enclosure housing a mains rainfall shower with separate handheld attachment. Chrome heated towel rail. Wall mounted mirrored cabinet. Vinyl flooring. Velux window.

Attic

Fully floored and lined and with Ramsay ladder access, this additional versatile space is divided into two areas, a bright home office and useful playroom/gaming area (this area is not included in the measured floor space).



Outside

Situated on a good sized plot, the gardens wrap around the property. Mainly laid to lawn at the front with a lock-block driveway leading to the single garage and allowing parking for two vehicles. A timber fence surrounds the rear garden with lawn and low maintenance shrubs and a decking allowing a wonderful area for alfresco living during the warmer months. Access to the garage is via an up and over door and a back door into the rear garden.

Location

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.



Directions

Travelling south on the A92 from Aberdeen, take the exit to Stonehaven marked for Spurryhillock and Auchenblae. Take the first right off Kirkton Road and then the subsequent right, and number 42 is located on the left hand side, as indicated by our For Sale board.

Notes

Double glazing. Gas central heating. EPC=C. To be sold including all light fittings, floor coverings, blinds and curtains except for the curtains in the lounge/dining room. Freestanding dishwasher and all integrated appliances are included in the sale.

Viewing

Please telephone 07470 633614 or Selling Agent's Stonehaven office.

Office Reference: SZR/LM/Stonehaven

WHILST THESE PARTICULARS ARE BELIEVED TO BE CORRECT, THEY ARE NOT GUARANTEED AND ARE NOT TO FORM PART OF ANY CONTRACT OF SALE.



For FREE independent mortgage advice, contact our Financial Services Department on 01224 332400

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