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1 ARDLEY TERRACE, STONEHAVEN, AB39 2HT



**Bright Two Bedroomed End Terraced
Dwellinghouse in Central Stonehaven Location**

OFFERS OVER
£159,000

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Accommodation Overview

Hall, Lounge/Kitchen on Open Plan, Two Bedrooms, Shower Room. Exclusive Garden.

Tucked away in a quiet lane in a conservation area of the town, 1 Ardley Terrace is an end terrace cottage in a row of weavers' cottages dating from the early 1900's. The heritage of the cottages has been recognised in their grade C listing, ensuring protection from unsympathetic development in the surrounding area. The cottage has been extended to include the weavers' wash house, whilst retaining its charm and character. The property is in superb condition, ready to move into, meaning you can have a stress free relocation with no renovation works needed. The property is well maintained and recently upgraded with a bespoke fitted kitchen. The interior is bright and airy and well presented in neutral tones throughout, with double glazing and gas combi central heating. At a price of offers over £165,000, this is a rare opportunity to secure a compact home, full of character and charm, in this sought after location.



Hall

Accessed via a solid wooden front door, this bright and spacious hallway links the extension to the main house. On the right is the lounge and on the left the second bedroom.

Lounge/Kitchen on Semi Open Plan

5.98m x 3.70m (19'6" x 12'2") approx. at widest

The main hub of the house is the living room which is open plan with the kitchen. This bright and airy space is great for entertaining guests. A new kitchen has been expertly installed with integrated fridge, freezer, combi oven/microwave and an induction hob. Ample storage space is provided by the fitted units which surround the generous kitchen work space. An alcove for a washer/dryer with plumbing and power are cleverly included into the design.

Shower Room

The shower room has a corner shower cubicle housing a Mira electric shower. White wash hand basin and w.c. White aqua panel on walls. Oak laminate flooring.



Bedroom 2

3.20m x 2.50m (10'5" x 8'6") approx.

The second bedroom is on the ground floor towards the front of the property. The character of the original wash house building has been sympathetically preserved with two large windows as well as a large velux window hidden in the roof, allowing the room to be filled with light.

Stairs to Upper Floor

Newly carpeted in a neutral tone, the staircase features an Inglenook for display purposes and a full length wall mounted mirror. The window at the top gives plenty of light to the stairs and into the spacious double bedroom.

Bedroom 1

4.38m x 2.58m (14'5" x 8'6") approx.

This good sized double bedroom has built-in storage. The south facing bay dormer window fills the room with light, giving a view towards Dunnottar woods and the Bervie Braes.

Outside

The small, low maintenance garden courtyard is an inviting space to sit in fine weather, with space for planters and garden furniture.



Location

Stonehaven is one of the most picturesque towns in Aberdeenshire, with an attractive harbour, beach and stunning woodland and cliff top walks to the world famous Dunnottar Castle. The cottage is conveniently located: a short walk from the train station, bus stop and town centre with harbour side restaurants and cosy pubs. The beachfront leads to the Art Deco outdoor pool, tennis courts, bowling green and the large leisure centre. Round the bay is the splendid cliff top 18 hole golf course. Stonehaven is a short commute of 20 minutes to Westhill, Aberdeen city centre and Aberdeen airport at Dyce. The principal road and rail routes linking the North East of Scotland to the rest of the UK are less than a mile away from the property.

Directions

On entering Stonehaven from Aberdeen, turn right from Allardice Street onto Evan Street. Continue up Evan Street, turning left onto Arduthie Road. Cross over Cameron Street and Ardley Terrace is directly on the left accessed via a stone archway with small wooden gate. Number 1 is the first cottage in the row.

Notes

Gas central heating. Double glazing. EPC=D. Integrated appliances to remain. Space for washing machine.



Viewing

Please telephone the Selling Agent's Stonehaven office.

Office Reference: NEM/MDG/Stonehaven

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



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