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THE BRAE, 41 GURNEY STREET, STONEHAVEN, AB39 2EB



**Impressive Centrally Located Six Bedroomed
Detached Traditional Dwellinghouse**

OFFERS OVER
£730,000

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Accommodation Overview

Ground Floor: Entrance Vestibule, Hallway, Lounge, Dining Room, Sitting Room, Dining Kitchen and Utility Room. **Mezzanine:** Bathroom and Cloakroom. **First Floor:** Master Bedroom with En Suite Shower Room and Three further Double Bedrooms. **Top Floor:** Two Double Bedrooms and Box Room. **Outside:** Front and Rear Gardens. **Cellar.** Single Garage.

Rarely does a property of such splendour come to market, so we are truly delighted to offer for sale this superb traditional detached dwellinghouse located in one of Stonehaven's most striking and sought after streets. Spanning three floors, being tastefully decorated throughout complementing the many original features, this beautiful home exudes elegance and charm becoming apparent when entering into the welcoming entrance vestibule which leads into the spacious hallway. The ground floor accommodation comprises a stylish lounge and grand dining room, both located to the front of the property boasting bay windows with a sitting room, well appointed dining kitchen and utility room being situated at the rear. A modern bathroom and cloakroom are located on the mezzanine floor. A luxurious master bedroom with modern en suite shower room and three further double bedrooms are located on the first floor with two double bedrooms and a box room on the top floor. The gardens to the front and rear are beautifully maintained with side gates giving access to the fully enclosed rear garden. A gate onto Robert Street provides access to the single garage. Early viewing of this stunning property is highly recommended to fully appreciate the accommodation and its enviable location.



Entrance Vestibule

A hardwood exterior door gives access into the welcoming entrance vestibule. Tiled flooring. Security alarm panel. A part glazed internal door leads into the hallway.

Hallway

The impressive hallway leads to all ground floor accommodation with a carpeted staircase ascending to the mezzanine floor and subsequent floors.

Lounge

7.50m x 5.88m (24'7" x 19'3") approx.

Located to the front of the property, the grand carpeted lounge has dual aspect windows allowing an abundance of natural light into the room. A gas fire with stylish mantel provides a wonderful focal point. Picture rail and coving.

Dining Room

6.16m x 4.38m (20'3" x 14'4") approx.

Overlooking the front garden, this stunning dining room provides a truly wonderful space for formal dining. The gas fire with mantel gives a lovely focal point to the room. Picture rail and coving.

Sitting Room

5.38m x 3.92m (17'8" x 12'10") approx.

The carpeted sitting room overlooks the rear and has a multi-fuel stove creating a warm ambience. TV point. Built-in cupboard.



Inner Hall

Leads to the dining kitchen and utility room with an exterior door giving access to the rear garden. An understair cupboard provides good storage. Vinyl flooring.

Dining Kitchen

5.34m x 2.85m (17'6" x 9'4") approx.

With stunning sea views, the dining kitchen is located to the rear and is fitted with an extensive range of wall and base units with worktop incorporating a 1.5 stainless steel sink with drainer and mixer tap. Integrated appliances include a Smeg hob, Neff oven/grill/microwave, extractor hood and Hotpoint dishwasher. There is ample space for a dining table and chairs for informal dining. Tiled flooring.

Utility Room

4.73m x 2.73m (15'6" x 8'11") approx.

Fitted with a good range of wall, base units and built-in cupboards providing a plethora of storage, worktop incorporating a stainless steel sink with drainer and mixer tap with an under counter space for white goods. Hot water tank and wall mounted boiler. Integrated freezer. Tile effect vinyl flooring. Ceiling mounted pulley.

Mezzanine Floor

The carpeted staircase from the hallway leads to the mezzanine floor. A large window allows natural light to stream into the space.



Bathroom

5.29m x 2.10m (17'4" x 6'11") approx.

Modern, fully tiled bathroom fitted with a white suite comprising of a w.c., wash hand basin set in a vanity unit, bath and a double walk-in shower enclosure housing a mains rainfall shower with handheld attachments and well jets. Wall mounted mirror. Two chrome heated towel rails. Spotlights. Tile effect vinyl flooring. Two opaque windows allow an abundance of natural light into the room.

Cloakroom

Partially tiled, stylish cloakroom fitted with a white suite comprising a w.c. and wash hand basin. Opaque window. Vinyl flooring.

First Floor

The impressive staircase continue from the mezzanine floor up to the first floor accommodation.

Master Bedroom with En Suite

6.01m x 3.93m (19'7" x 12'10") approx.

The luxurious and spacious master bedroom is located to the front and has ample space for free standing bedroom furniture. The modern **En Suite Shower Room** with large opaque window is fitted with a white suite comprising a w.c., wash hand basin set in a vanity unit and a walk-in shower enclosure housing a rainfall mains shower and handheld attachment. Mirrored wall mounted cabinet. Two chrome heated towel rails. Vinyl flooring.



Double Bedroom 2

6.02m x 4.23m (19'9" x 13'11") approx.

This double bedroom overlooks the front of the property, has ample space for free standing bedroom furnishings and benefits from a wash hand basin.

Double Bedroom 3/Study

5.55m x 3.87m (18'3" x 12'8") approx.

Currently set up as a study, this spacious and bright room with enviable onward sea views is ideally located to perhaps be utilised as a further double bedroom. Extensive shelving and cupboard provide good storage facilities.

Double Bedroom 4

4.76m x 3.71m (15'7" x 12'2") approx.

This double bedroom has a window to the side of the property, is fitted with a wash hand basin and has good space for free standing furnishings.

Top Floor

Stairs from the first floor lead to the top floor landing and all remaining accommodation. Access hatch to loft space.



Double Bedroom 5

5.56m x 3.94m (18'3" x 12'11") approx.

A spacious double bedroom boasting onward sea views. Built-in three door wardrobe providing excellent storage. Hatch to eaves.

Double Bedroom 6

5.36m x 4.25m (17'7" x 13'11") approx.

Overlooking the rear garden with onward sea views, this double bedroom has good space for furniture and a cupboard providing storage facilities and shelving.

Box Room

2.46m x 3.53m (8'1" x 11'7") approx.

Overlooking the front of the property and benefiting from a built-in window seat.



Outside

The gardens to the front and rear are beautifully maintained with lawn and border planting to the front with a paved path to the front door. Two side gates lead to the fully enclosed rear garden which is mainly laid to lawn with mature trees, shrubs and plants boasting a stunning patio area for the enjoyment of the outdoors during the summer months, with the summer house being included in the sale. A garden gate onto Robert Street provides access to a single garage with an electric up and over door. Stone steps lead down to the cellar which provides extensive storage facilities. Two further stone outhouses. External security lighting in the rear garden.

Notes

Gas central heating. Double glazing. EPC=D. To be sold including all curtains, blinds, light fittings and floor coverings.

Viewing

Please telephone the Selling Agent's Stonehaven Office.

Office Reference: NEM/LM/Stonehaven

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