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**HILLVIEW, SOUTH COOKNEY, NETHERLEY, AB39 3RX**



**Well Presented Three Bedroomed  
Bungalow in Countryside Location**

OFFERS OVER  
**£298,000**

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## Well Presented Three Bedroomed Bungalow in Countryside Location

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### Accommodation Overview

Entrance Vestibule, Hallway, Lounge, Inner Hall, Dining Kitchen, Cloakroom/W.C., Three Bedrooms, Shower Room. Outside Front and Rear Gardens. Driveway. Double Detached Garage.

We are delighted to bring to the market this spacious three bedroomed detached bungalow located in idyllic surroundings boasting country views, yet still located within easy commuting distance to connectivity to Aberdeen and Stonehaven. The property has been well maintained and freshly decorated by the current owners and provides accommodation across one level, comprising a welcoming vestibule and hallway leading to all accommodation, a spacious lounge with stunning countryside views, a well appointed dining kitchen, three bedrooms, a cloakroom/w.c. and a stylish shower room. Outside, the property is surrounded by beautifully maintained gardens to the front, side and rear, with mature trees, seasonal flowers and shrubs with areas laid to lawn. The recently tarred extensive driveway provides parking for several vehicles and leads to the detached double garage. Early viewing of this property is highly recommended to fully appreciate the location and the accommodation on offer.





## Vestibule

A partially glazed uPVC door with glazed side panel gives access into the welcoming vestibule. Built in cupboard provides good storage facilities and houses the consumer unit. Wood effect laminate flooring. Internal door leads into the hallway.

## Hallway

The bright and airy hallway gives access to all accommodation. A cupboard with shelving provides excellent storage. Wood effect laminate flooring continues from the vestibule giving a seamless flow.

## Lounge

**5.51m x 4.64m (18'1" x 15'3") approx.**

The lounge has a large picture window overlooking the front of the property which boasts stunning countryside views. An open fireplace with surround creates a wonderful ambience in the room with good space for freestanding furnishings. TV point. Spotlights. Coving. Wood effect laminate flooring.

## Inner Hall

The inner hall gives access to the dining kitchen and cloakroom/w.c. with an exterior door leading to the rear garden. Laminate flooring. Cupboard providing storage.



## Dining Kitchen

**4.16m x 3.88m (13'8" x 12'9") approx.**

Located to the rear the spacious dining kitchen has dual aspect windows allowing an abundance of natural light into the room. Fitted with a range of wall and base units with worktops incorporating a 1.5 stainless steel sink with drainer. Integrated dishwasher and freestanding washing machine and fridge freezer are all included in the sale. Space for dining table and chairs. Laminate flooring. Venetian blinds.

## Cloakroom/W.C.

Fitted with a white suite comprising a w.c. and wash hand basin set in a vanity unit. Opaque window with fitted blind. Laminate flooring.

## Bedroom 1

**3.73m x 2.97m (12'3" x 9'9") approx.**

Overlooking the front this double bedroom has good space for freestanding furnishings. Fitted wardrobes provides good storage. TV point. Carpeted.

## Bedroom 2

**3.12m x 3.02m (10'3" x 9'11") approx.**

Located to the rear, this spacious double bedroom has fitted wardrobes allowing excellent storage facilities. Carpeted.



## Bedroom 3

**2.99m x 2.26m (9'10" x 7'5") approx.**

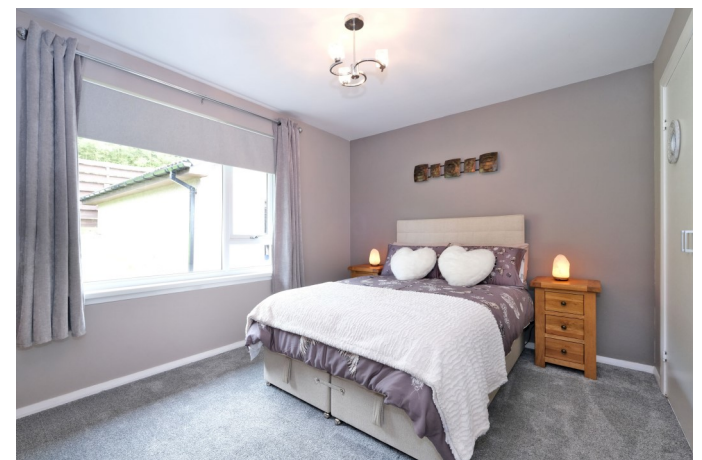
Located to the front, this carpeted bedroom has stunning countryside views.

## Shower Room

The partially tiled shower room is fitted with a white suite comprising a w.c., wash hand basin set in a vanity unit and an aqua panelled walk-in shower enclosure housing an electric shower. Chrome heated towel rail. Spotlights. Opaque window with blind. Tiled flooring.

## Outside

Outside the property is surrounded by beautifully maintained gardens to the front, side and rear, with mature trees, seasonal flowers and shrubs with areas laid to lawn. The recently tarred extensive driveway provides parking for several vehicles and leads to the detached garage which has power and light.



## 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 towards Stonehaven, turn right at the Bridge of Muchalls and continue along this road for two miles. Hillview is on the right hand side as indicated by our For Sale board. Alternatively, travel along the B979 South Deeside Road, turning left at the sign post for Stonehaven. Continue for approximately four miles, taking the left as the road forks for Cookney. The property is located approximately a mile along this road as indicated by our For Sale board.

## Notes

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

## Viewing

Please telephone 07396 227123 or the 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.



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