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## LILAC COTTAGE, CAMMACHMORE, STONEHAVEN, AB39 3NR



**Detached Newly Renovated Two Public/Two  
Bedroomed Cottage in Peaceful Location**

OFFERS OVER  
**£230,000**

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## Accommodation Overview

**Entrance Hallway, Lounge, Dining Room, Kitchen, Rear Hall, Bathroom. Mezzanine Floor: Shower Room. First Floor: Two Bedrooms. Gardens, Driveway and Single Garage.**

We are delighted to bring to the market this two bedroom, two public room detached cottage, set in a peaceful location but only a short commute to Aberdeen, Portlethen or Stonehaven. Situated in Cammachmore, this property has generous garden grounds and boasts an integral garage. Recently renovated with fresh neutral décor and new flooring throughout and newly fitted kitchen, bathroom and shower room, this is a super opportunity to purchase a rural home in truly ready to move into condition. The accommodation comprises an entrance hallway, a spacious lounge which leads in to the well appointed kitchen and onwards to the rear hall and bathroom with a further versatile public room to the front completing the ground floor accommodation. At the mezzanine level there is a stylish shower room with two bedrooms being located on the first floor. Outside to the front there is a stone chipped area providing off-street parking with a large garden to the side mainly laid to lawn with mature trees and to the rear of the property there is access to the integral garage. Early viewing of this charming property is a must.



## Hallway

A partially glazed exterior door gives access into the welcoming hallway with a carpeted staircase to the first floor. Understair cupboard provides good storage facilities. Coat hooks.

## Lounge

**4.77m x 3.30m (15'8" x 10'10") approx.**

The bright and airy lounge overlooks the front of the property and has good space for freestanding furnishings. A gas fire with surround provides a lovely focal point to the room. Built-in cupboard provide storage and houses the hot water tank and consumer unit. Laminate flooring.

## Dining Room

**4.79m x 3.54m (15'9" x 11'7") approx.**

Dual aspect windows allow an abundance of natural light into this versatile room which could be used a dining room, further sitting room or bedroom three. Laminate flooring. Low level built-in cupboard.

## Kitchen

**5.23m x 1.55m (17'2" x 5'1") approx.**

Accessed off the lounge the recently fitted kitchen is fitted with a range of wall and base units with splashbacks and worktop incorporating a 1.5 composite sink with drainer. Integrated appliances include a Neff hob, oven/grill, extractor hood, fridge/freezer and washing machine. Spotlights. Door gives access to the integral garage.



## Rear Hall

The rear hall benefits from a walk-in cupboard that provides extensive storage facilities and houses the boiler. An exterior door leads out to the rear of the property.

## Bathroom

**1.89m x 1.67m (6'2" x 5'6") approx.**

The stylish aqua panelled bathroom with an opaque window is fitted with a white suite comprising a w.c, wash hand basin and bath. Spotlights. Chrome heated towel rail. Laminate flooring.

## Shower Room (Mezzanine Level)

The modern shower room is fitted with a white suite comprising a w.c, wash hand basin and corner shower enclosure housing an electric shower. Spotlights. Chrome heated towel rail. Laminate flooring.

## First Floor Landing

A staircase from the entrance hallway gives access to the upper landing and all remaining accommodation. A window allows ample light into the area.

## Bedroom 1

**3.46m x 3.39m (11'4" x 11'1") approx.**

Overlooking the front of the property the bedroom has good space for freestanding bedroom furnishings. Fitted blind and carpeted.



## Bedroom 2

**3.58m x 2.45m (11'9" x 8'0") approx.**

Window to the front the second bedroom has good space for furniture. Loft hatch and a access hatch to eaves. Fitted blind and carpeted.

## Outside

Outside to the front there is a stone chipped area providing off street parking and a large garden to the side mainly laid to lawn with mature trees and to the rear of the property there is access to the integral garage. External socket. Outside tap.

## Location

Cammachmore is a peaceful hamlet which lies in quiet location between Portlethen and Newtonhill some 8 miles south of Aberdeen. Primary schooling is available at Newtonhill, with secondary education at Portlethen Academy.



## Directions

Travelling from Aberdeen on the main A92 south towards Stonehaven, proceed and shortly after Portlethen turn right crossing the dual carriageway at the sign posted Cammachmore. Once in Cammachmore continue along this road and turn left as indicated by our For Sale board. Lilac Cottage is located a short distance down this track on the left hand side.

## Notes

Gas central heating. Double glazing. EPC=E. To be sold inclusive of all curtains, blinds and light fittings.

## Viewing

Please telephone 07718 031444 or the Selling Agent's Stonehaven office.

## Office Reference: NEM/LM/Stonehaven

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