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## HAREMOSS, MARYCULTER, AB12 5GR



## Two Bedroomed Cottage in Countryside Location

OFFERS OVER  
**£200,000**



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### Accommodation Overview

**Ground Floor:** Entrance Vestibule, Hallway, Lounge, Dining Kitchen, Utility Room, Bathroom. **First Floor:** Upper Landing, Two Bedrooms. **Outside:** Front and Rear Gardens and Parking.

Located in the popular rural countryside area of Maryculter, we are delighted to bring to market this two bedroomed cottage enjoying superb open views in a peaceful location. The accommodation spans two floors and comprises a welcoming entrance vestibule and hallway which leads to all accommodation, a cosy lounge, a dining kitchen, utility room and bathroom on the ground floor. Two double bedrooms are located on the first floor. To the front the gardens are laid with lawn and stone chips with a paved path to the front door and a parking area. The fully enclosed rear garden has been laid to lawn with a timber decking. Viewing is recommended to appreciate the tranquil location of this property.



## Entrance Vestibule

A partially glazed exterior door gives access to the welcoming entrance vestibule. Windows to the sides allow plenty natural light into the space. Handy built-in storage cupboard.

## Hallway

The vestibule leads into the hallway which is laid with vinyl tile effect flooring which gives access to all ground floor accommodation with a carpeted staircase ascending to the first floor.

## Lounge

**4.45m x 3.31m (14'7" x 10'10") approx.**

Located to the front of the property, the lounge has good space for freestanding lounge furniture with multi fuel stove with mantel surround providing a lovely focal point to the room. Built-in cupboard houses the consumer unit. TV point.



## Dining Kitchen

**6.03m x 4.55m (19'9" x 14'11") approx.**

Dual aspect windows allow an abundance of light into this cosy dining kitchen. The kitchen at the rear of the room is fitted with a range of wall and base units, tiling and worktops incorporating a 1.5 stainless steel sink with drainer and breakfast bar. Freestanding kitchen appliances include dishwasher, fridge, extractor canopy and cooker. Space for dining table and chairs and other freestanding lounge furnishings with a multi fuel stove providing a lovely ambiance to the room. Concealed hot water tank. Understairs storage cupboard. Laminate flooring.

## Utility Room

**2.79m x 1.49m (9'2" x 4'11") approx.**

Accessed from the dining kitchen the utility room is a great space providing extensive storage facilities.

## Bathroom

**3.23m x 2.01m (10'7" x 6'7") approx.**

The bathroom is fitted with a suite comprising of a w.c., wash hand basin and bath with over bath shower attachment.



## Upper Landing

Stairs from the ground floor lead to the first floor and all remaining accommodation. Velux window. Built-in cupboards provide good storage facilities.

## Bedroom 1

**4.02m x 3.35m (13'2" x 11'0") approx.**

Overlooking the front of the property this double bedroom has good space for freestanding bedroom furniture. Built-in wardrobe provides storage.

## Bedroom 2

**3.69m x 2.88m (12'1" x 9'5") approx.**

A further double bedroom overlooks the front with space for freestanding furniture.





## Outside

To the front the gardens are laid with lawn and stone chips with a paved path to the front door and with the fully enclosed rear garden also been laid to lawn and stone chips with a timber decking for enjoyment of the outdoors during the warmer months. Parking area.

## Location

Maryculter affords the opportunity to reside in a pleasant, tranquil rural setting yet one which offers easy access to Aberdeen City by a variety of routes. Given its location, a wide variety of recreational facilities are available including Spire Golf Range and a nine hole golf course at Banchory Devenick, Salmon and Sea Trout fishing, hill-walking and horse riding etc. There is primary education in the area with secondary catered for nearby. There is also good private schooling locally and in the city itself.

## Directions

From Aberdeen, take the B9077 onto Leggart Terrace. Continue along and take the B979 towards Stonehaven. Travel this road turning right onto the road signposted Durris then take the next right. Continue along this road for approx. one mile and the property is located on the left hand side as indicated by our For Sale board.

## Notes

Double glazing. Septic tank. EPC=G. To be sold including all curtains, blinds, light fittings and floor coverings.

## Viewing

Please telephone 07929 559673 or telephone 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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