

5 Mearns Drive, Stonehaven,
AB39 2DW

Offers Over £270,000

peterkins













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- Charming Detached Bungalow
- Living Room with Feature Electric Fire
- Fitted Kitchen with Appliances
- Dining/Family Room with Patio Doors to the Rear Garden
- Two Double Bedrooms with Built-In Wardrobes
- One Single Bedroom
- Four-Piece Bathroom
- Storage Loft
- Gas Central Heating
- Double Glazing
- Driveway & Integral Garage
- Well-Maintained Gardens

Viewing contact Peterkins on (01224) 428100 or Mr Coull on 07711524553

EPC: Band D
Council Tax: Band E
Tenure: Ownership

Description:

We are pleased to offer for sale this charming **three-bedroom detached bungalow** which enjoys a quiet position within the popular coastal town of Stonehaven. Whilst the property would benefit from upgrading and modernisation, it offers fantastic potential as a starter family home or an easy-to-manage downsize. The accommodation is all on one level and comprises of: Entrance vestibule; "L" shaped hallway with loft access; generously proportioned living room with feature electric fire; fitted kitchen with appliances; dining/family room with rear garden access; two double bedrooms with built-in wardrobes; one single bedroom; four-piece bathroom. Outside there are well-maintained gardens and a wide lock block driveway to the side of the house which leads up to the integral single garage. The property benefits from Gas central heating system which is fitted with a Tado-X heating control system. All windows have double glazing. The fitted flooring, white goods, light fittings and bedroom blinds will be included in the sale.

Location:

Stonehaven is a picturesque coastal town lying approximately 15 miles south of Aberdeen. The town has a full range of shops and excellent services which include regular bus and rail links. Leisure facilities are well catered for with Stonehaven leisure centre, a seasonal outdoor pool, children's play areas and a putting green. There is also an 18-hole golf course on the nearby cliff tops, and the sheltered harbour is ideal for a variety of water sports. Stonehaven was once a substantial fishing port and still retains much of its historic interest and the ruin of Dunnottar Castle to the south is a great tourist attraction. Educational needs are well provided for with three primary schools, and Mackie Academy enjoys a fine academic tradition. The AWPR is also located nearby.

Directions:

Travelling south from Aberdeen on the A90 dual carriageway take the last entrance into Stonehaven signposted for 'Spurryhillock' onto Auchenblae Road then take the fourth road on the left onto Arduthie Gardens. Follow the road round merging onto Farburn Drive then onto Mearns Drive. Number 5 is located on the left-hand side of the road as indicated by our "For Sale" sign.

Entrance Vestibule:

A part glazed uPVC exterior door gives access to the entrance vestibule; electric meter cupboard; downlighter; matwell; laminate flooring; a glazed door leads through to the hallway.

Hallway:

Welcoming "L" shaped hallway featuring a large built-in storage cupboard; wall mounted central heating controls; hatch to the partly floored storage loft which is accessed via a "Ramsay" ladder and houses the recently installed central heating boiler; smoke detector; ceiling cornice; downlighters.

Living Room: 17'7" x 14'4" (5.36m x 4.38m) approx.

Generously proportioned living room with a large picture window overlooking the front garden; feature electric fire; two radiators; ceiling cornice; downlighters; a glass panelled door gives access to the kitchen.

Kitchen: 11'7" x 9'9" (3.52m x 2.97m) approx.

The kitchen is fitted with a range of base and wall mounted cabinets linked by co-ordinated work surfaces and wall tiles; 1.5 x sink and drainer; gas hob with an extractor hood above; built-in oven; fridge; dishwasher; large built-in storage cupboard; window with a lovely rear garden aspect; radiator; heat detector; ceiling cornice; downlighters; tiled floor; glazed door to the dining/family room.

Dining/Family Room: 10'3" x 9'2" (3.13m x 2.79m) approx.

Well-appointed dining/family room featuring patio doors which lead out to the rear garden; radiator; downlighters; laminate flooring; door to the single garage.





Bedroom 1: 15'5" x 9'7" (4.70m x 2.93m) approx.
Spacious double bedroom with a large picture window to the front of the house fitted with roller blinds; two built-in wardrobes with sliding doors providing excellent hanging and storage space; wall mounted television and bracket; radiator; smoke detector; ceiling cornice; downlighters.

Bedroom 2: 13'3" x 9'1" (4.04m x 2.78m) approx.
Good sized third double bedroom with a window with a rear garden outlook; built-in wardrobe with sliding doors; wash hand basin set into a vanity unit; radiator; ceiling cornice; pendant light fitting.

Bedroom 3: 9'10" x 9'8 (3.00m x 2.94m) approx.
Positioned to the rear of the property the third bedroom has a window overlooking the rear garden; radiator; smoke detector; ceiling cornice; bar style spotlight fitting.

Bathroom:
The fully tiled bathroom is fitted with a white four-piece suite comprising of: W.C., wash hand basin set with pedestal, bath and wet room style walk in shower complete with a mixer shower and shower curtains; wall mounted mirrored medicine cabinet and glass display shelf; chrome ladder style radiator; extractor fan; ceiling light fitting; tiled floor.

Outside:
The well-maintained front garden features a central pathway leading up to the front door, flanked by lawns and shrub-filled borders. Ramps along the side of the house provide easy access to the rear.

The private rear garden is mainly laid to lawn and includes a raised decked area and a paved patio, making it ideal for outdoor entertaining. The space is enclosed by a boundary hedge and benefits from a polytunnel and an outdoor water tap.

Parking:
A wide lock block driveway provides great off-street parking and leads up to the integral single garage with an up and over door and power and light installed. The garage is fitted with a workbench with vice as well as purpose built shelving and separate loft. It also contains the gas meter and plumbing for a washing machine.

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