



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**6 Keith Lodge, Cameron Street,**  
STONEHAVEN, ABERDEENSHIRE, AB39 2QG



Property Exterior, views  
of Dunnottar Castle,  
Stonehaven Harbour



## LOCATION

Within the original historic dwelling house of Keith Lodge, number 6 takes pride of place on the first-floor. Keith lodge is situated in the middle of the bustling town of Stonehaven. Very convenient for easy commuting to Aberdeen, Portlethen and Royal Deeside. Making this the perfect location for a small family, or professional couple working in the city centre with the need of the seaside community living.

Stonehaven itself has a large selection of shops and restaurants, along with the picturesque harbour and old town area that can be explored. There are many activities in the area as well as places of historic interest. This location is also well known for equestrian

activities with stables, trekking and hacking routes nearby. Wildlife, golf, walking, fishing and cycling are only a few of the other activities available in the area. For those looking for a wider range of cultural experience, the city of Aberdeen is fifteen miles drive away and offering a further large selection of restaurants, museums, theatres and parks.

Aberdeen city offers further excellent bus and rail services with national and international flights being provided from Dyce Airport. The main East Coast Rail Network operates through Aberdeen providing a link to the central belt, the south and beyond.

## PROPERTY

6 Keith Lodge is, quite simply, a stunning property that has been decorated to the current owner's high specifications. The property boasts many appealing features such as fantastic decor, superior stylish fittings, and furnishings including the use of quality materials throughout.

The property also benefits from a bespoke kitchen, fine oak doors and flooring, gas central heating, the addition of underfloor heating and full double glazing.

This well-proportioned three bedroom apartment offers spacious living accommodation on the top floor. The shared entrance hallway to this property is well looked after and is secured with a buzzer entry and parking. This property consists of the entrance vestibule and

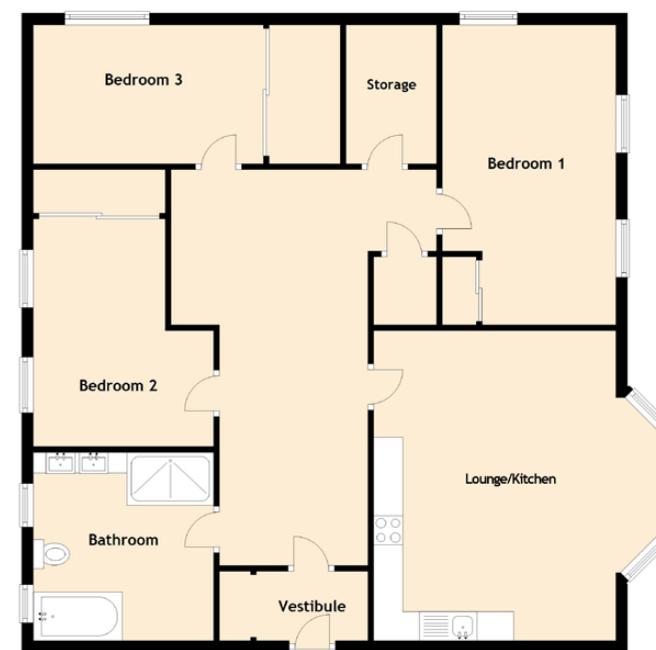
hallway leading to all rooms. To the right, you are led to the spacious open-plan lounge/kitchen. This room is well lit by the natural lighting from the bay windows. The kitchen was newly fitted to a high standard and quality finish, with appliances such as the four ring gas hob, fridge freezer and wine chiller integrated.

All three double bedrooms have double built-in wardrobes and have more than enough storage space. This property also features other storage units in the hallway and vestibule.

The bathroom is again another beautifully finished room with its modern decor. Featuring more than enough space with two sinks, along with a separate bath and shower.

LOUNGE / KITCHEN





## SPECIFICATIONS

### Approximate Dimensions (Taken from the widest point)

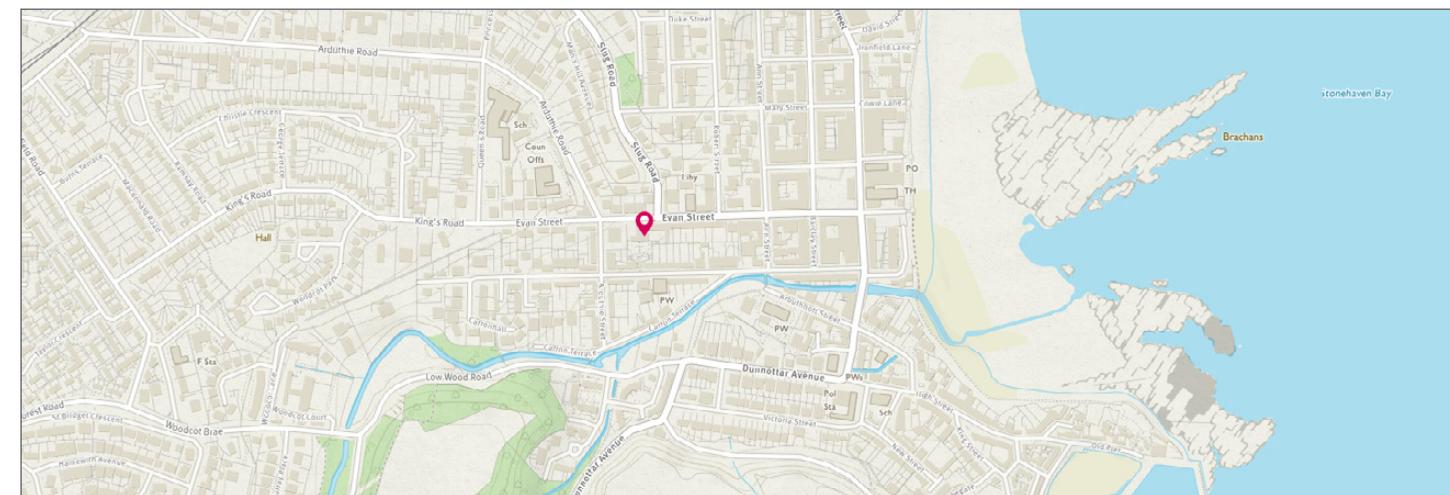
Lounge/Kitchen	5.35m (17'7") x 4.65m (15'3")
Bedroom 1	5.18m (17') x 3.00m (9'10")
Bedroom 2	3.93m (12'11") x 3.12m (10'3")
Bedroom 3	3.98m (13'1") x 2.40m (7'10")
Bathroom	3.25m (10'8") x 3.12m (10'3")

Gross internal floor area (m<sup>2</sup>): 95m<sup>2</sup>

EPC Rating: B

### Extras (Included in the sale)

All floor fittings, light fittings and blinds are including in the purchase.






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