




McEwan Fraser Legal
Solicitors & Estate Agents
01224 472 441

1A Arbutnott Street
STONEHAVEN, ABERDEENSHIRE, AB39 2JB

Stonehaven

ABERDEENSHIRE, AB39 2JB

Stonehaven is a charming fishing port and traditional holiday resort. Just to the south are the dramatic ruins of Dunnottar Castle, a brooding medieval fortress perched on a rocky crag above the North Sea. Sheltering beneath the cliffs is the town's pretty harbour, where there is a museum and a seafood restaurant set in a 16th century jail, as well as the historic Ship Inn and the Marine Hotel, which brews its own beers. The town hosts an annual real ale festival in June. Along the bay, is an award-winning fish and chip shop and an Olympic-sized Art Deco open air swimming pool where, in the summer, you can swim under the stars in water that is heated to a balmy 29 degrees. The Victorian town hall hosts gigs and cinema screenings, and there is a cliff top golf course and a busy yacht club. Stonehaven hosts its world-famous Hogmanay fire ball procession and a music event on New Year's Eve in the town centre. The town's four schools are rated "very good" or "good".

The city of Aberdeen, with its theatres, universities and shopping centres is just 20 minutes away by train. The train station is served by frequent services to Aberdeen, Edinburgh, Glasgow, the East Coast line to London and the Cross Country line to Birmingham and the West Country. The station benefits from free car parking. Buses regularly run from the town to Aberdeen, Dundee and Perth. The town is adjacent to the A90, allowing easy access to Aberdeen and the north; Dundee, Edinburgh and Glasgow to the south. Stonehaven also lies to the southern end of the Aberdeen Western Peripheral Route, allowing rapid access to Aberdeen Airport and business areas to the west and north of Aberdeen. Aberdeen International Airport offers direct flights to hubs in London, Paris, Amsterdam and Frankfurt. The airport is also a hub for the main transport routes for personnel working on the offshore oil and gas installations.



1A

Arbuthnott Street

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We are delighted to offer for sale this one-bedroom, ground floor flat (converted around 1988) located in this charming fishing port on a no-through street, which is just a short stroll from the town centre. The property is situated within a semi-detached, three storey and attic converted block, offers flexible accommodation and would be an ideal first-time purchase, buy-to-let investment or the perfect holiday retreat ! The property has been very competitively priced to realise an early sale and the accommodation has been arranged to offer flexibility and individuality.

On entering this property, you walk into a welcoming hallway. Impressive living zone with a picture window, flooding the room with natural light and providing views of the surrounding area. Perfect for entertaining, the open-plan kitchen extends into the living space and includes a range of floor and wall mounted units, with a complementary worktop. It further benefits from space for a freestanding cooker, washing machine and a compact fridge.

The master bedroom has room for freestanding furniture if required. A shower-room completes the accommodation.

The flat also benefits from gas central heating and timber-framed double glazing for additional peace of mind and comfort.

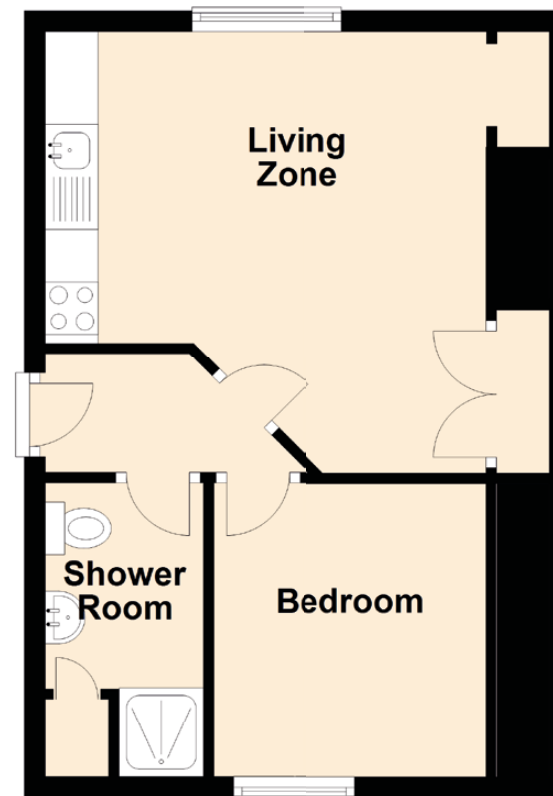
Externally, there is a share of the rear garden. A great gathering spot where neighbourhood spirit is still alive and well! On-street parking is available in the immediate vicinity.










Specifications

FLOOR PLAN, DIMENSIONS & MAP

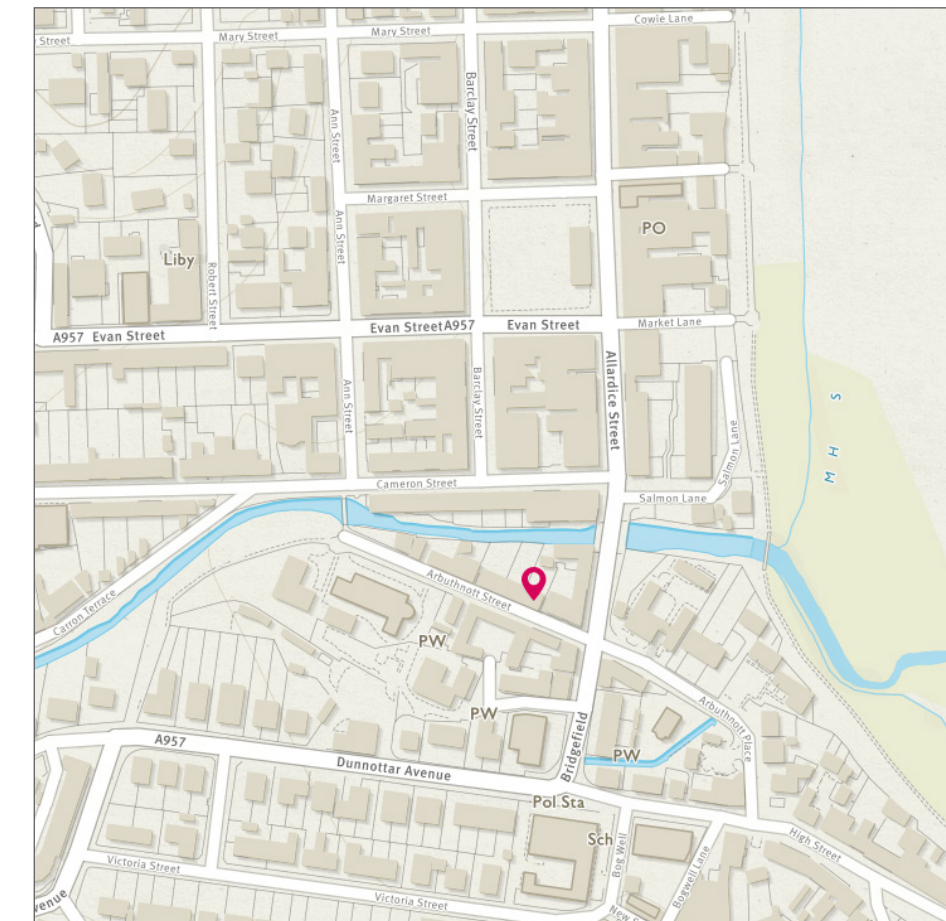


-  LOCAL AMENITIES
-  HARBOUR
-  BUS LINKS
-  TRAIN LINKS
-  LINKS TO ABERDEEN

Approximate Dimensions (Taken from the widest point)

Living Zone	4.20m (13'9") x 2.03m (6'8")
Bedroom	2.80m (9'2") x 2.60m (8'6")
Shower Room	2.80m (9'2") x 1.50m (4'11")

Gross internal floor area (m²): 29m² | EPC Rating: D





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Tel. 01224 472 441
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

**Part
Exchange
Available**

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DARREN LEE
Corporate Accounts



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ABBEY TURPIE
Designer