

# 45 Braehead Crescent

STONEHAVEN, ABERDEENSHIRE, AB39 2PP



*IMMACULATE FOUR-BEDROOM  
DETACHED VILLA*



01224 472 441



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





---

McEwan Fraser Legal is delighted to offer a rare opportunity to purchase 45 Braehead Crescent, an immaculate four-bedroom detached villa on a mature plot situated on a quiet road in the southwest of Stonehaven, in pristine walk-in condition.

The accommodation comprises an entrance vestibule with stairs to the first floor, which opens into an extensive lounge diner with beautiful Amtico flooring; the dining area has patio doors that access the enclosed rear garden.

Next is a white facia kitchen laid out in a functional horseshoe; it lacks for nothing, with excellent preparatory space, phenomenal storage, a dishwasher, a double oven, and a gas hob with a cooker hood. A good-sized utility room off the kitchen offers additional storage, sink and laundry space, with a door leading to the rear garden and a convenient WC with an oval bowl that completes the ground floor accommodation.

---







## The Kitchen





Climb the stairs to the upper landing, which provides access to all sleeping accommodations, four double bedrooms with three with storage, plus a small double or work-from-home space (no storage). The main bedroom has an en-suite with shower storage cupboards, ceiling lights, and a vertical towel rail. Off the landing is the family bathroom, with a shower over bath, a modern suite and a partially tiled splashback; it is bright and airy.





**Bedroom 1**







**En-Suite**

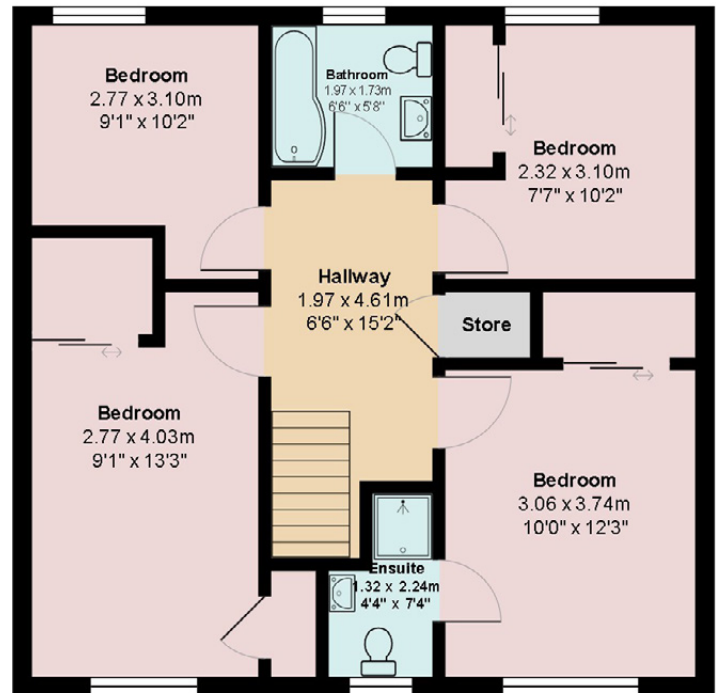
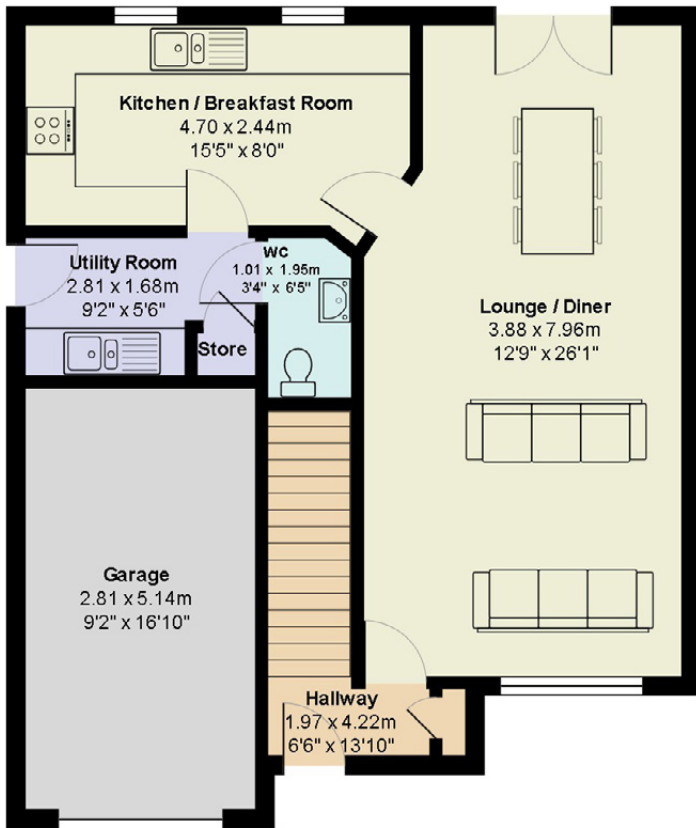




**Bedroom 2**







Gross internal floor area (m<sup>2</sup>): 107m<sup>2</sup>

EPC Rating: C

## Floor Plan



The front of the house has a lock block parking area for two cars; the driveway leads to the garage, which has a modern roller electric door. The garden then wraps around the property to the enclosed rear garden, laid mainly to lawn with immaculately trimmed mature shrubs, a wooden shed and a substantial fenced composite decked area adjacent to the lounge patio doors. The rear garden offers a safe and



private space for pets and children but is easy to maintain and manage.

This spacious high-calibre modern property has been finished to the highest standards, sits discretely on a quiet road, and further benefits from Gas CH and double-glazing; this villa would make an ideal family home with genuine work-from-home capacity.





---

The Historic town of Stonehaven lies on the East coast of Scotland, approximately fifteen miles south of Aberdeen and is steeped in history; its bay is surrounded on either side by 100ft high cliffs that carry the scenic coastal roads north and south. The picturesque harbour was first built before 1607 but was destroyed by storms. It was repaired several times but broke up under the force of the north sea. Robert Stevenson drew up a new plan in 1825, and the current harbour was constructed.

Approximately 1 mile South is Dunnottar Castle. In 1562, Oliver Cromwell's troops tried unsuccessfully to seize the crown jewels of Scotland. Another significant attraction in Stonehaven is the open-air Pool; this is the focal point of Stonehaven's summer; the pool is acknowledged as a 4-star Visitor Attraction and brings visitors from far and wide.

The town has an extensive selection of shops and restaurants. There are many activities in the area and places of historical interest. This location is also well known for equestrian activities; wildlife, golf, walking, sea fishing, and cycling.

---

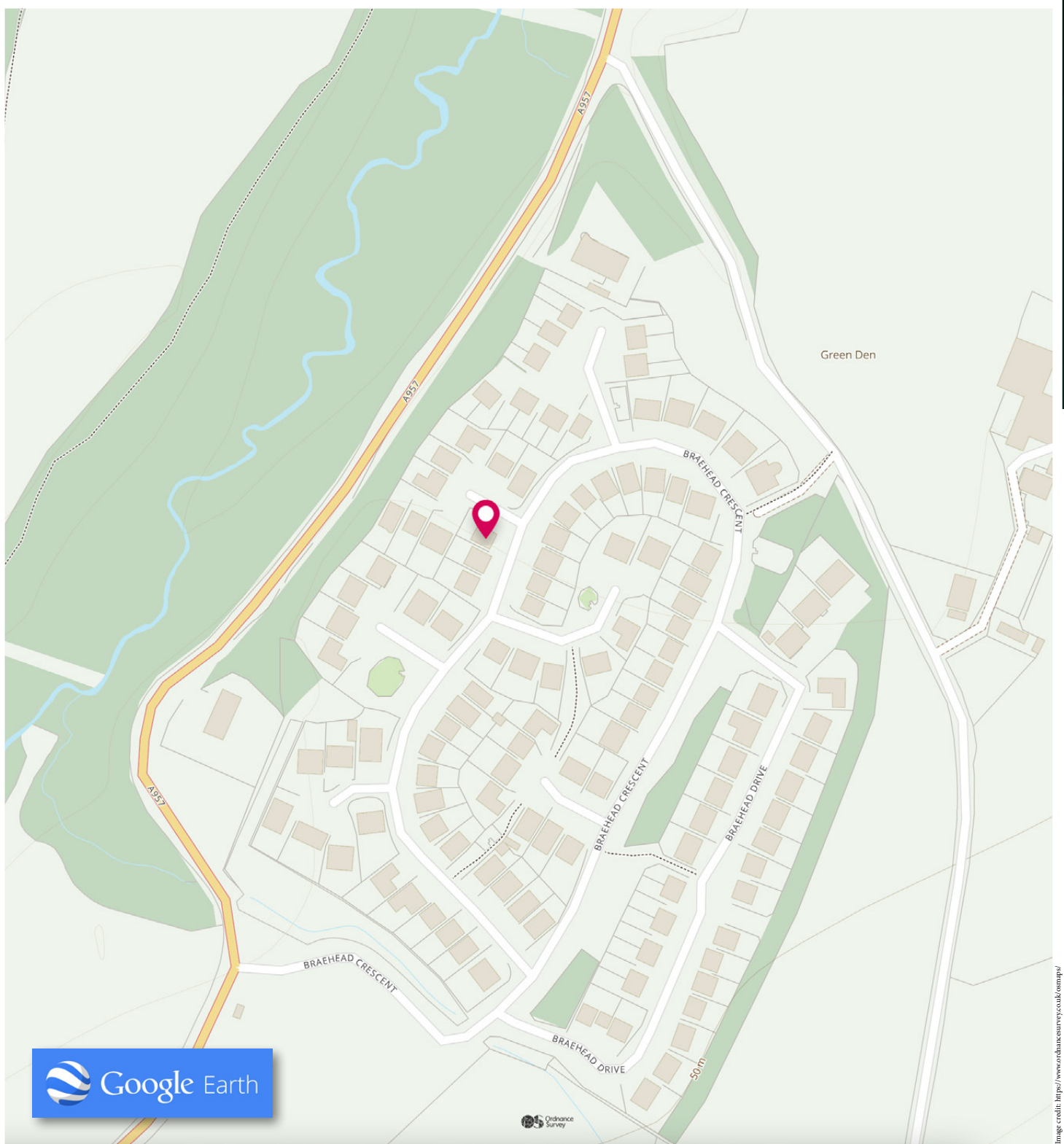


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01224 472 441

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



THE SUNDAY TIMES  
THE TIMES



Text and description  
**SCOTT MARSHALL**  
Surveyor



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.