

44 Kings Road

STONEHAVEN, ABERDEENSHIRE, AB39 2HB



SPACIOUS TWO-BEDROOM MID-TERRACE PROPERTY



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44 Kings Road is a fantastic opportunity to purchase a spacious two-bedroom mid-terrace property with a wow rear garden and off-road parking in Stonehaven. This well-presented property has fresh neutral décor throughout and recent floor coverings. The property is set over two levels and is in walk-in condition.

You enter the accommodation into a small hallway that accesses the ground floor and stairs to the first floor. On this level is a bright, spacious lounge with the bonus of a wood-burning stove, a contemporary kitchen with a generous base and wall-mounted units with contrasting work surfaces, a substantial 8-burner gas hob, double oven, cooker hood and space for an under-counter washing machine and dishwasher; there is also a stand-alone fridge freezer with easily cleaned laminate flooring. A back door leads to the rear garden decking area.





The Kitchen



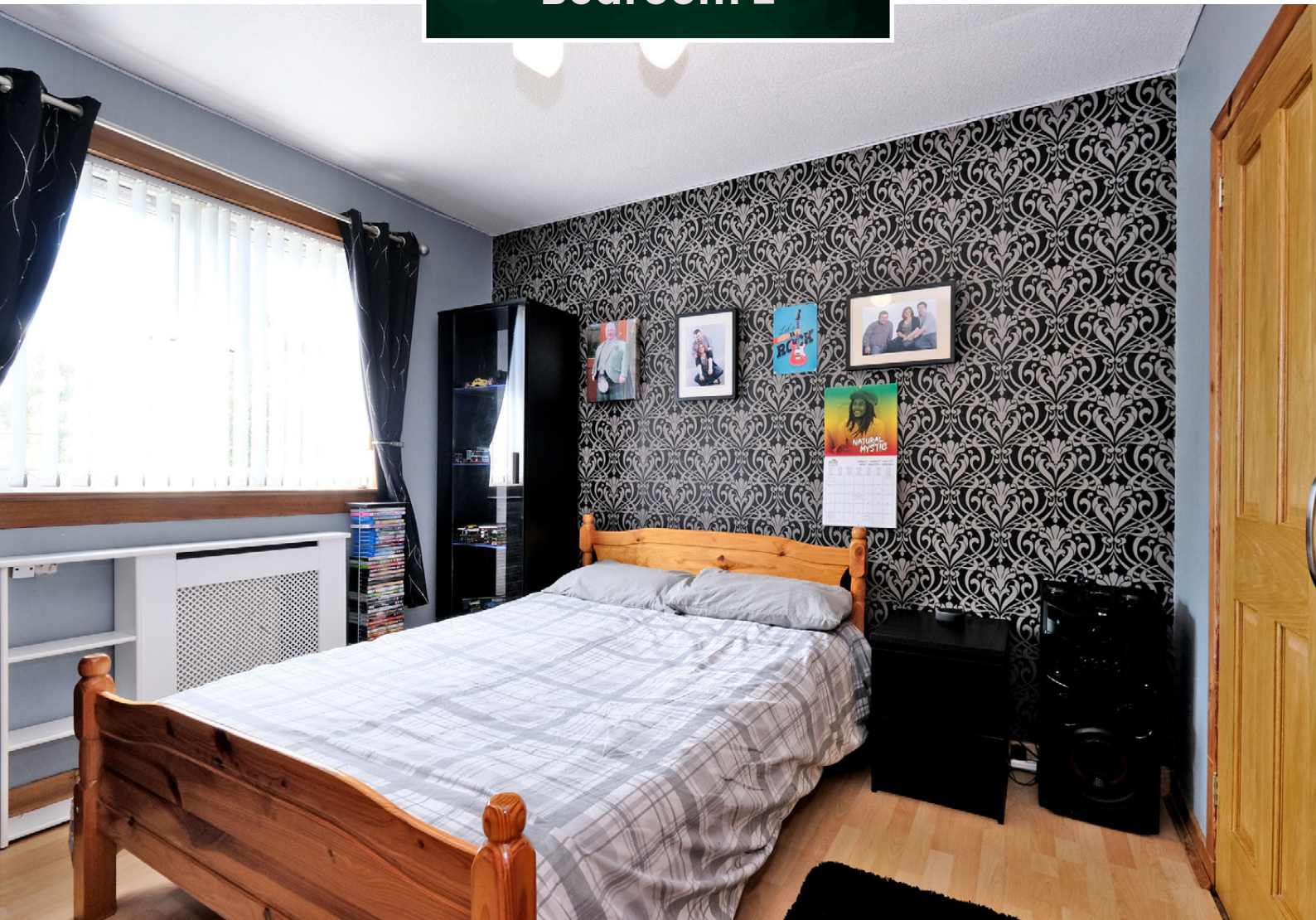


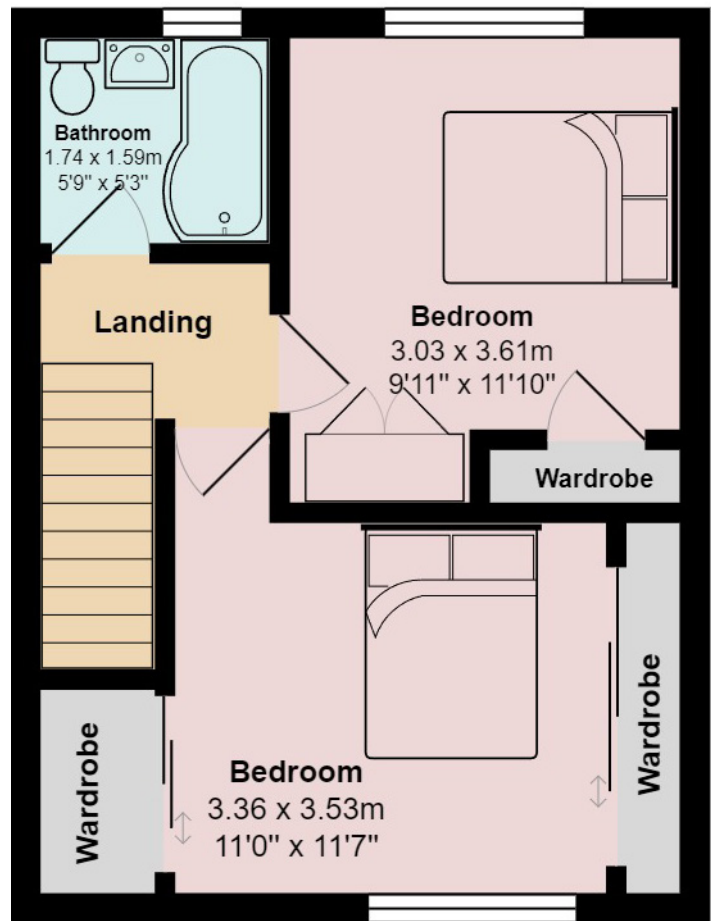
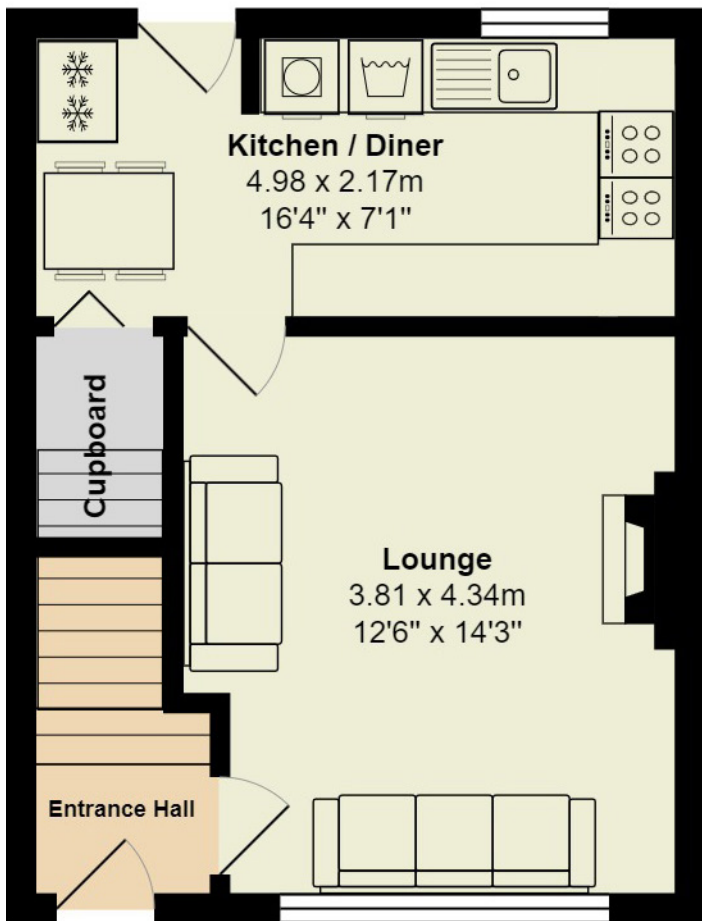
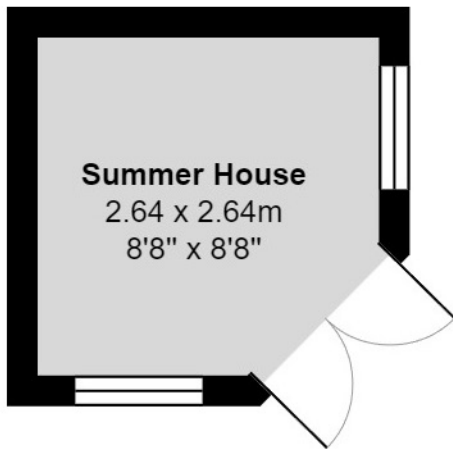
Climbing the stairs are two good-sized double bedrooms benefiting from built-in storage cupboards, a recently refurbished shower room with aqua splash wall coverings and a superb jacuzzi shower-bath. This property offers bright, generously sized accommodation, with full UPVC double glazing and gas central heating, ensuring a comfortable living environment.





Bedroom 2





Gross internal floor area (m²): 70m²

EPC Rating: D



To the front of the property, the garden has loc-block off-road parking for two cars, which is low maintenance. However, the key selling point is the fantastic, fully decked, fully fenced rear garden, which has a pitched roof pagoda covering the hot tub, a summer house: two wooden sheds and a further concrete shed making this a safe environment for children and pets.

With the substantial kitchen, modern bathroom and cracking rear garden, this is a must-see property to appreciate the quality and space fully.

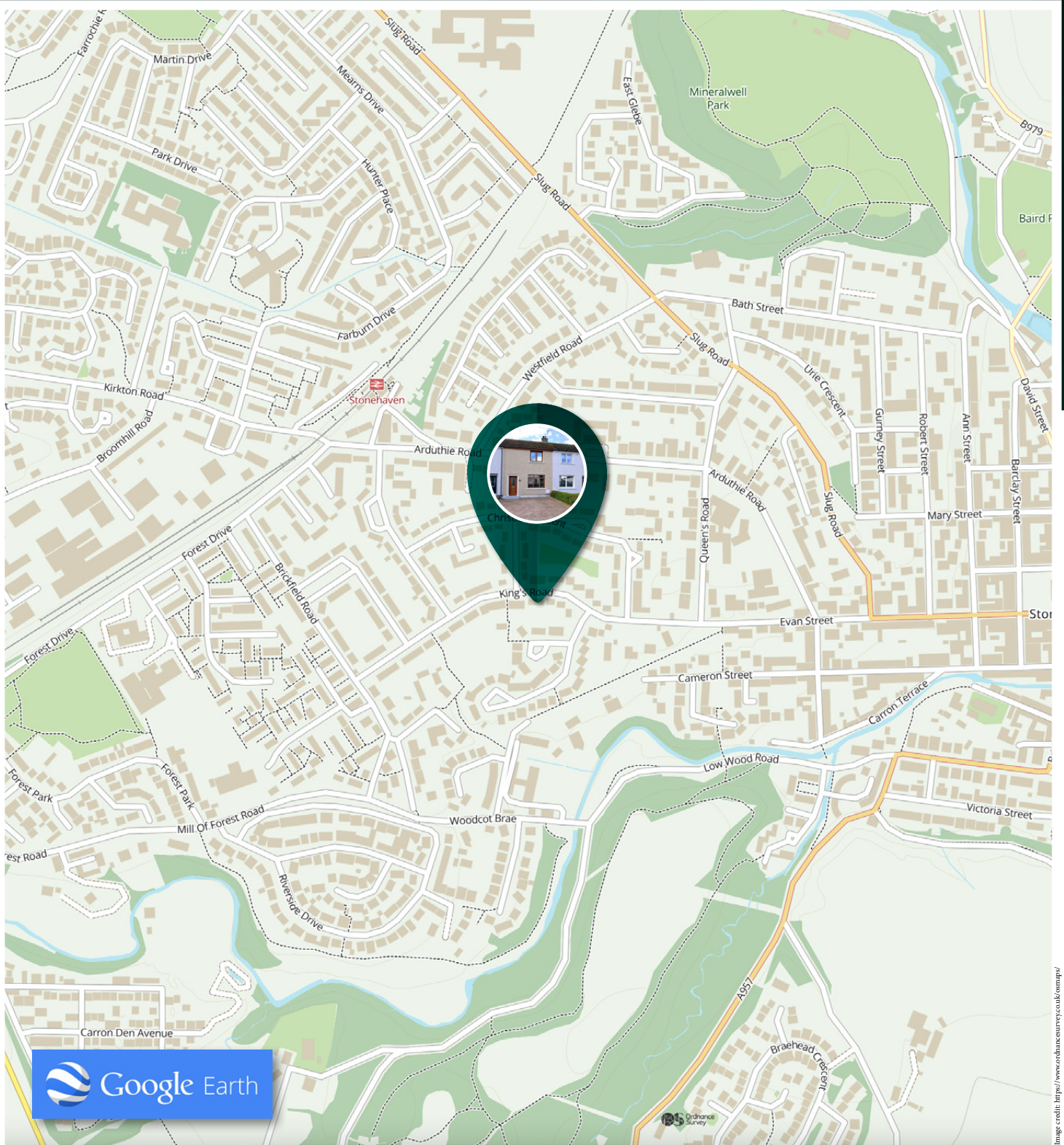
The Property



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 circa 1607 but was destroyed by storms. The harbour was repaired several times but broke up under the force of the north sea. Robert Stevenson drew up a new plan 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.



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