



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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STONEHAVEN, ABERDEENSHIRE, AB39 2PD

20 INKBOTTLE  
WAY  
STONEHAVEN,  
ABERDEENSHIRE, AB39 2PD



Stonehaven itself has a large selection of shops and restaurants, along with the picturesque harbor 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.

Another big attraction in Stonehaven is the open air pool this is the focal point of Stonehaven's summer and is an asset not only for the town and Aberdeenshire but also for Scotland. Only one other open-air pool of the era still operates in Scotland, largely serving a local population, while the Stonehaven Pool is acknowledged as a 4-star Visitor Attraction and brings visitors from far and wide. 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.

ABERDEEN





# THE INTERIOR

We are delighted to bring on the market this immaculately presented four bedroom, detached family home situated in a quiet, yet a popular residential area of Stonehaven.

The accommodation comprises of an entrance hall providing access to the well-proportioned lounge, with a beautiful bay window allowing an abundance of light to fill the room, decorative gas fireplace set within a marble surround and flooring laid with high-quality laminate which continues throughout the property bringing the large open plan family dining/kitchen area together. This being the heart of the home provides adequate space for a variety of furniture styles.

The kitchen itself is tastefully finished and to an exceptional standard, with a fantastic range of deep storage units, wall and base mounted finished in grey, circular island cooker hood in stainless steel and white composite sink and drainer. There is also an integrated double oven and grill, induction hob, free standing SEIMENS dishwasher, and John Lewis fridge/freezer.

Situated to the rear of the kitchen is a separate utility room, with space for freestanding washing machine and dryer again with storage, and WC facilities.

On the first floor, you find the master bedroom situated to the front of the property, with generous fitted wardrobes and drawers

finished in white gloss. Also benefiting from a shower en suite, with WC and vanity hand basin.

There are a further two double bedrooms, one with a double fitted wardrobe and drawers, both with superb dimensions and a further fourth bedroom, which would work well as a single bedroom, home office or dressing room. Completing the internals is the contemporary bathroom with white three-piece suite, shower over bath, WC and vanity sink.

Externally, there is a very attractive rear garden mainly laid with lawn, patio area perfect for entertaining or enjoying al fresco dining. This area fully enclosed with side gate making it a safe and secure environment for pets and children alike.

The property further benefits from a fully insulated summerhouse with power points and light.

A Large Driveway to the front provides parking for several cars and provides access to the single garage with up and over door and power. There is a manageable size lawn area with mature shrubs and side path for direct access to the rear.

McEwan Fraser Legal highly recommends early viewing to appreciate the accommodation and location of the property.



# KITCHEN



BEDROOM ONE



BEDROOMS



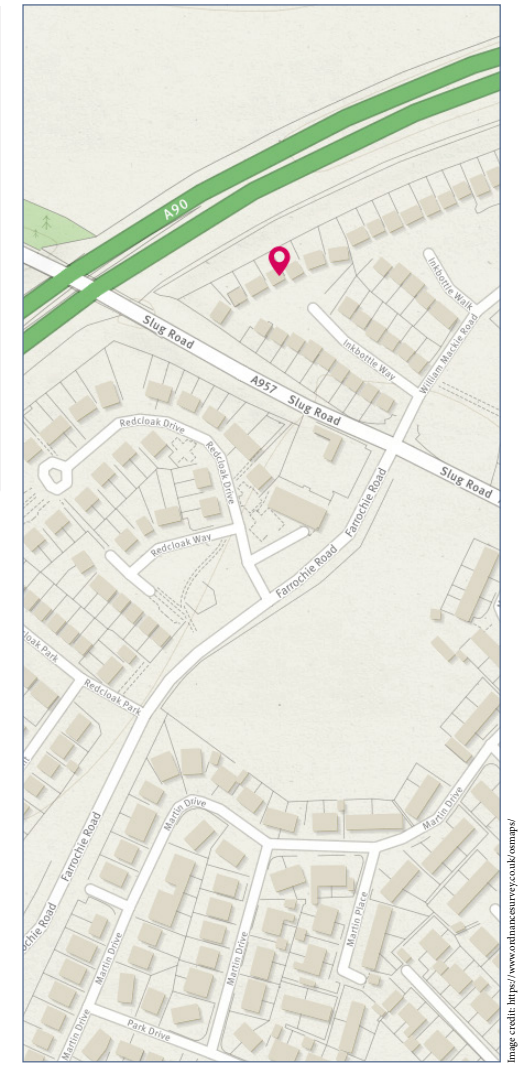
BEDROOM TWO





# SPECIFICATIONS

Floor Plan, Dimensions and Location



Approximate Dimensions (Taken from the widest point)

Lounge	4.10m (13'5") x 4.00m (13'1")
Kitchen	6.20m (20'4") x 2.80m (9'2")
Utility	1.50m (4'11") x 1.50m (4'11")
Bedroom 1	4.00m (13'1") x 3.50m (11'6")
En-suite	1.80m (5'11") x 1.60m (5'3")
Bedroom 2	3.50m (11'6") x 3.00m (9'10")
Bedroom 3	4.42m (14'6") x 2.70m (8'10")
Bedroom 4	2.70m (8'10") x 2.60m (8'6")
Bathroom	2.10m (6'11") x 1.90m (6'3")
WC	1.50m (4'11") x 1.20m (3'11")
Garage	5.40m (17'9") x 2.60m (8'6")

Gross internal floor area (m<sup>2</sup>) - 100m<sup>2</sup>    EPC Rating - D

Extras (Included in the sale): All fitted carpets and floor coverings, Light fittings and fixtures, blinds and curtains. Integrated appliances will also form part of the sale along with the Seimens dishwasher, and John Lewis fridge/freezer.

Image credit: <https://www.outlinesurvey.co.uk/sample/>



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