

55 High Street

STONEHAVEN, ABERDEENSHIRE, AB39 2JR



A three-bedroom dwelling located minutes from all amenities and the harbour



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55 High Street is an immaculately presented three-bedroom mid-terrace dwelling with spacious accommodation over three levels, located in a desirable part of the old town area of Stonehaven. The current owners during their long tenure have maintained and upgraded the property to an impeccable standard whilst ensuring they retain some original features. A hop skip and a jump and you are at the harbour. It is also within walking distance of the town centre and all of its local amenities such as primary and secondary schooling, a train station and local shops. The property further benefits from full double glazing and gas central heating and is decorated in a fresh neutral tone. Early viewing is recommended to appreciate the accommodation and location of the property.

THE LOUNGE



The accommodation comprises an entrance hall providing access to a spacious lounge with dual aspect windows to the front of the property which floods this room with natural light. A wood-burning stove adds that touch of grandeur.

THE KITCHEN & UTILITY



The well-appointed dining kitchen is fitted with a good range of wall and base-mounted units with contrasting work surfaces. There is a stainless steel sink with a drainer, electric oven, gas hob and extractor hood. There is space for a fridge freezer with ample room for a dining table and chairs. The kitchen leads to the utility room with a 1.5 sink and drainer, where there is space provided for a washing machine and tumble dryer. The rear garden is accessed from the utility room.





A carpeted staircase with a wood balustrade leads to the first-floor landing with two generous-sized bedrooms and a centrally located attractive family bathroom fitted with a four-piece bathroom suite with a separate shower cubicle. The main and master bedroom is located in a recent high-spec attic conversion. There is a vaulted ceiling and a large triple aspect with Velux windows and an attractive glass block wall viewed from the carpeted stairwell, allowing the natural light to flood this room. In addition, there are ample storage cupboards throughout.

THE BATHROOM



BEDROOM 2



BEDROOM 3



THE MASTER BEDROOM



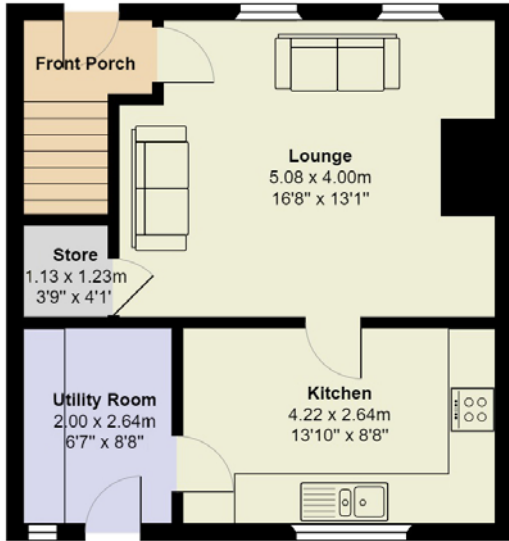
Immediately to the front, on-street parking is permitted for local owners.

The rear garden area is accessed from a shared pathway or the kitchen and is laid to decorative stone paving slabs with two large lockable storage containers.

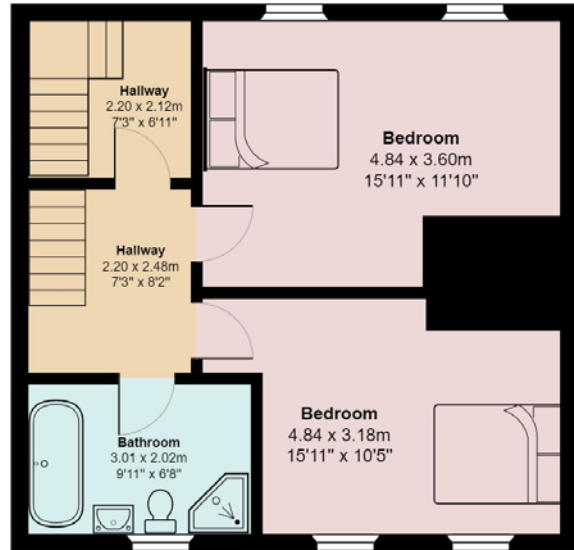
EXTERNALS



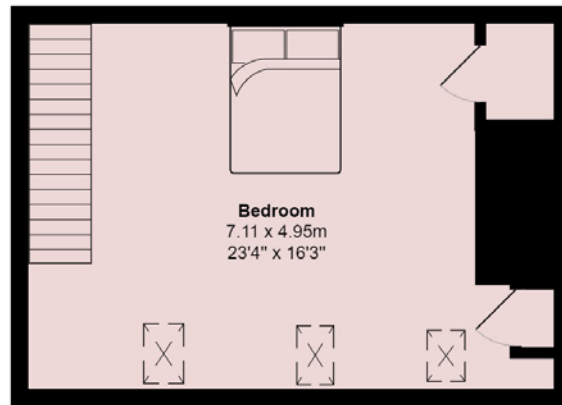
FLOOR PLAN, DIMENSIONS & MAP



Ground Floor



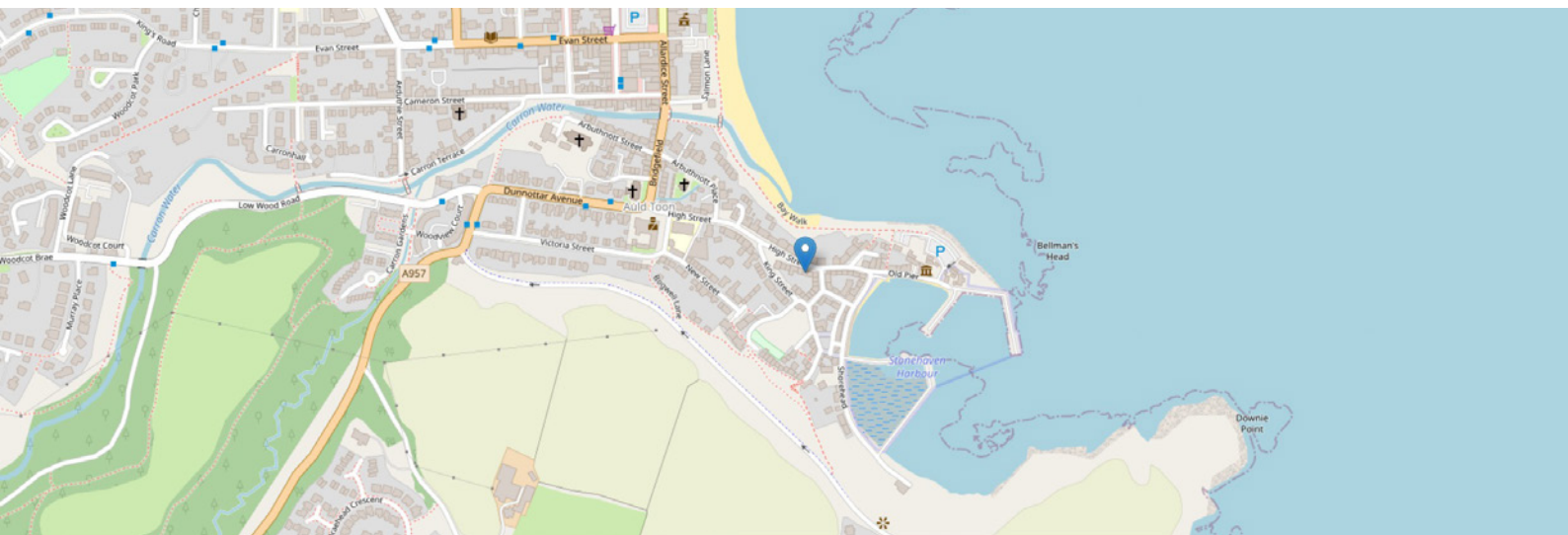
First Floor



Second Floor

Gross internal floor area (m²): 124m² | EPC Rating: C

Extras: All floor coverings, blinds, curtains (excl. lounge), and light fittings are included in the sale.



THE LOCATION

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 approximately 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 subsequently repaired several times but broke up again under the force of the North Sea. Robert Stevenson drew up a new plan in 1825, and the harbour works were constructed successfully. The harbour was handed over to Stonehaven Town Council in 1962.





Approximately 1 mile South is Dunnottar Castle. In 1562, from the Black Hill, Oliver Cromwell's troops tried unsuccessfully to seize the crown jewels of Scotland. 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.

The town has a large selection of shops and restaurants. There are many activities in the area as well as places of historic interest. This location is also well known for equestrian activities, wildlife, golf, walking, sea fishing, and cycling and these are only a few of the activities available in the area.

For those looking for a wider range of cultural experiences, the city of Aberdeen offers 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. A comprehensive east coast bus and rail network operates through Stonehaven. All industrial areas and Dyce Airport oil-related offices are easily commutable with the recent opening of the new Aberdeen Western Peripheral Route (AWPR = Bypass).



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