

20 William Mackie Avenue

STONEHAVEN, ABERDEENSHIRE, AB39 2PQ



*IMMACULATELY PRESENTED FOUR BEDROOM
DETACHED FAMILY HOME*



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20 William Mackie Avenue is an immaculately presented four-bedroom, detached family home situated in a quiet cul-de-sac and popular residential area of Stonehaven, within walking distance to local amenities such as primary and secondary schooling, train station and local shops. The property further benefits from full double glazing and gas central heating and is naturally decorated throughout making it ideal for the discerning purchaser.

The accommodation comprises of an entrance hall providing access to all other accommodation, the dual aspect lounge is set on open plan with the formal dining room a large window to the front and patio doors to the rear of the property allows an abundance of natural light to fill these two rooms, a focal feature being the modern fireplace with high-quality laminate flooring throughout.

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

20 William Mackie Avenue





dining room



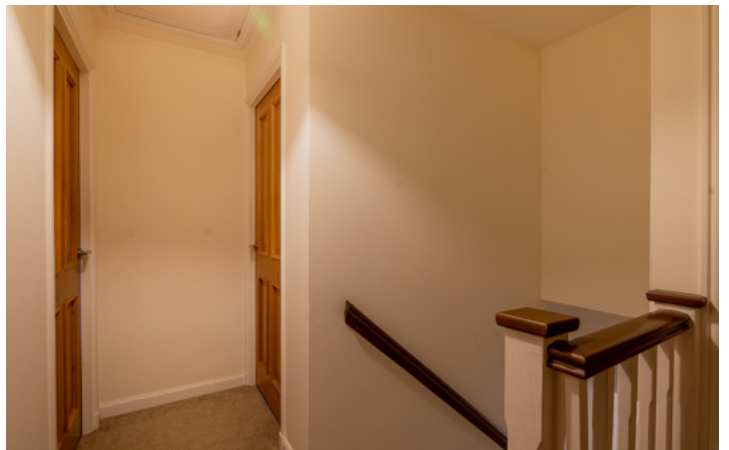
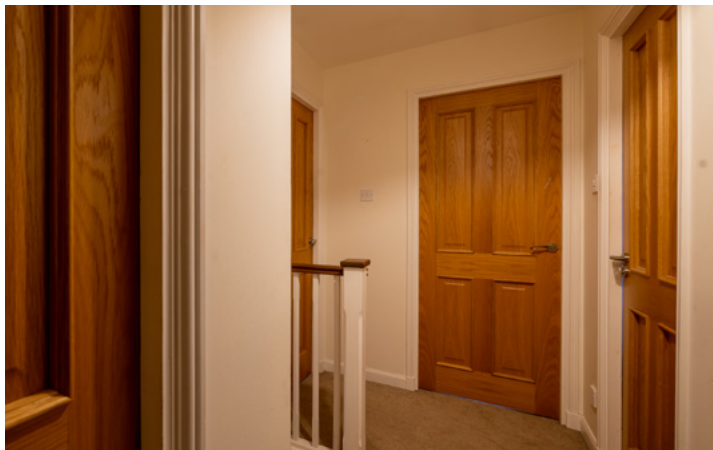
the kitchen





A carpeted staircase with a wood balustrade leads to the first-floor landing and four generous sized bedrooms. The en-suite master bedroom is a large bright room with a window to the front the en-suite is fitted with a shower cubicle, white wash hand basin and WC. There are a further two good sized double bedrooms all of which have ample space for free standing furniture. Bedroom four makes the ideal home office or single bedroom.

Completing the accommodation is an attractive family bathroom fitted with three piece suite and shower over bath with modern aqua panelling and a glazed shower screen. In addition, there are ample storage cupboards on both floors.







bedroom 1







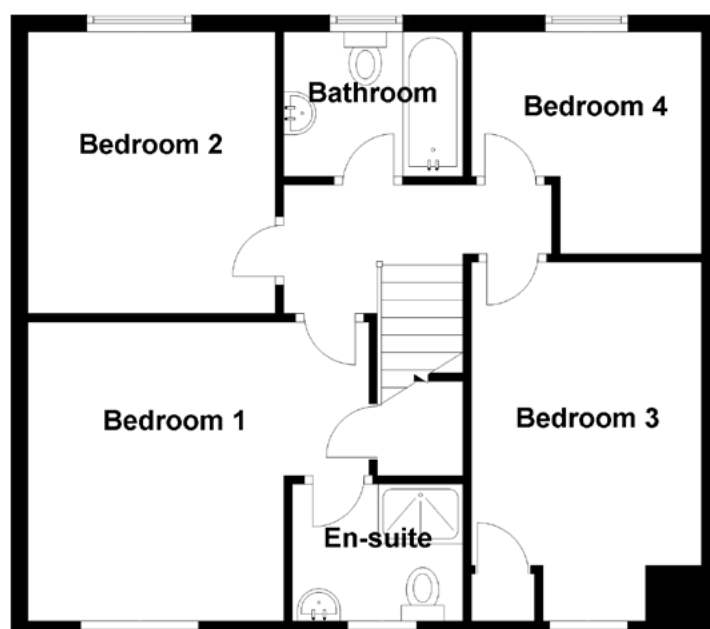
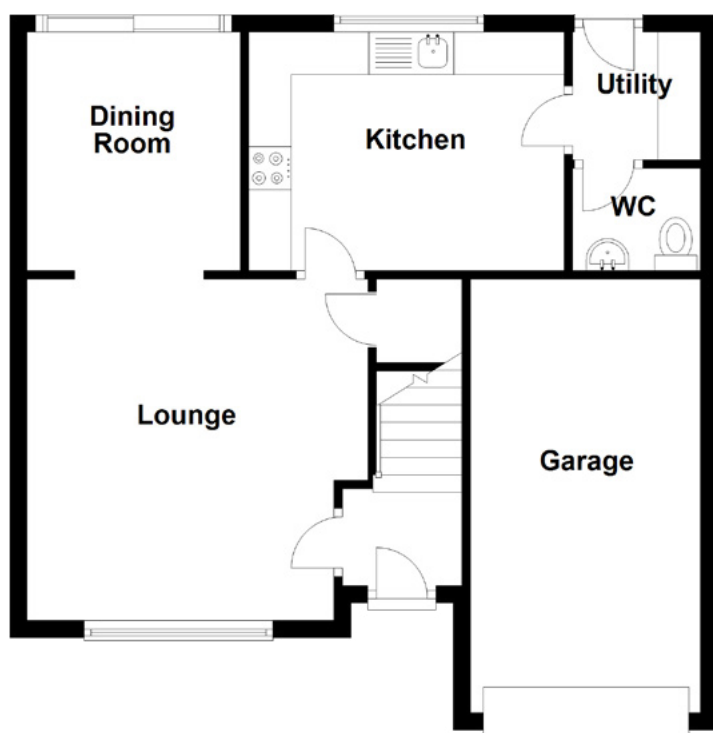
bedroom 2





bedroom 3





Approximate Dimensions
(Taken from the widest point)

Lounge	4.00m (13'1") x 4.00m (13'1")
Dining Room	2.80m (9'2") x 2.50m (8'2")
Kitchen	3.70m (12'2") x 2.80m (9'2")
Utility	1.50m (4'11") x 1.50m (4'11")
WC	1.50m (4'11") x 1.20m (3'11")
Bedroom 1	4.00m (13'1") x 3.50m (11'6")
Bedroom 2	3.50m (11'6") x 2.90m (9'6")

Bedroom 3	4.20m (13'9") x 2.40m (7'10")
Bedroom 4	2.70m (8'10") x 2.60m (8'6")
Bathroom	2.10m (6'11") x 1.90m (6'3")
En-suite	1.90m (6'3") x 1.60m (5'3")

Gross internal floor area (m²): 97m²

EPC Rating: D

Floor Plan

Gardens and outside; A tarred driveway allows for off-street parking in front of the single garage has power and light and with up and over door. The front garden is laid to lawn, with a gated side path leading to the rear garden. The private rear garden is laid mostly on a lawn with borders containing various mature shrubs, plants and seasonal flowers, a patio area from the dining room and a decked area with a hot tub are perfect for enjoying the sun, entertaining and some alfresco dining. Fenced on three sides also provides a secure environment for children and pets alike.

McEwan Fraser Legal recommends early viewing to appreciate the accommodation and location of the property. The property is serviced with mains electricity, main drains, water and gas.





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 time after time broke up under the force of the north sea. A new plan was drawn up in 1825 by Robert Stevenson 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 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 Dyce Airport Oil-related offices are easily commutable with the recent opening of the new Aberdeen Western Peripheral Route (AWPR Bypass).

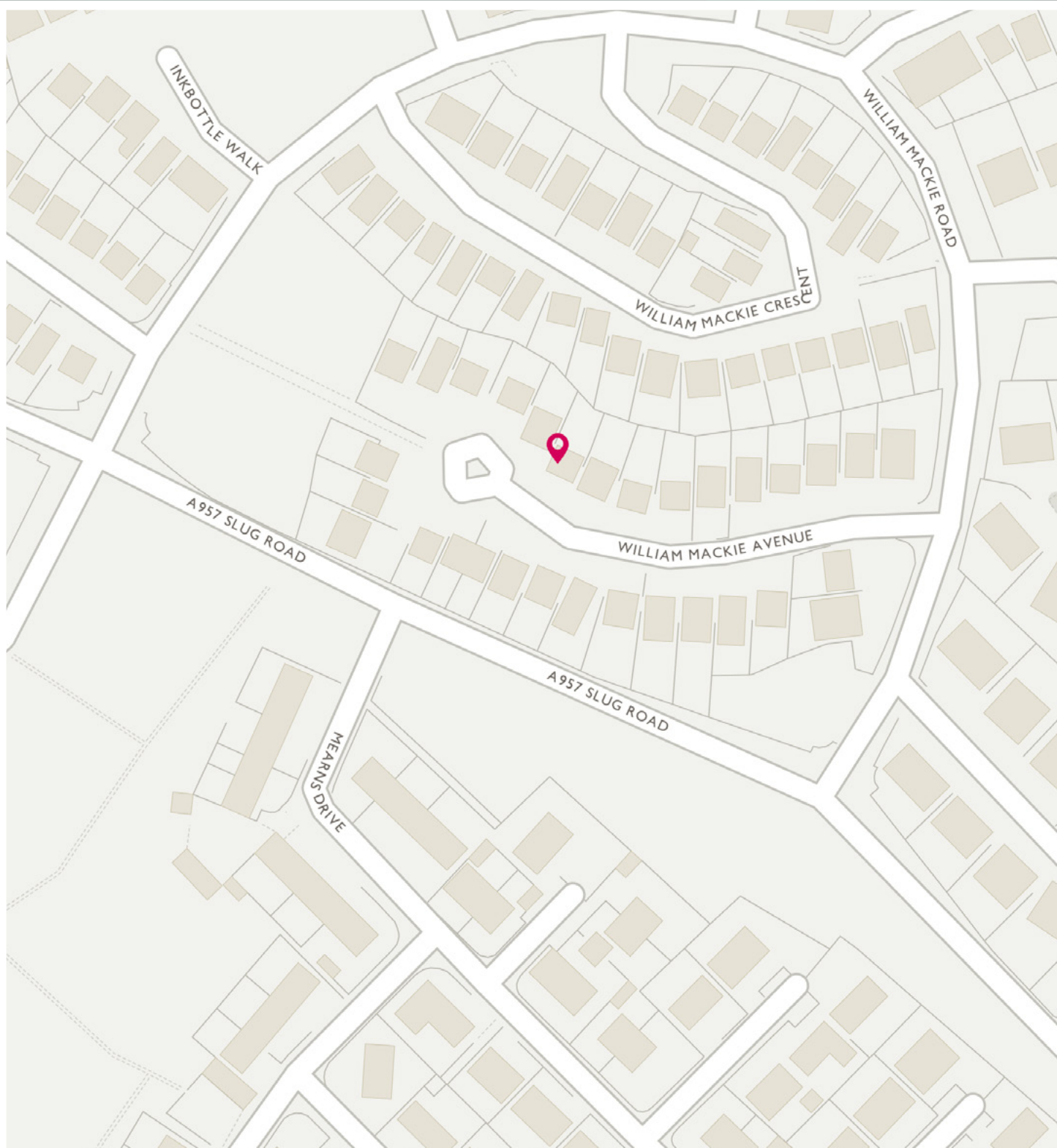


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