






McEwan Fraser Legal

Solicitors & Estate Agents

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# 27 Park Drive

STONEHAVEN, ABERDEENSHIRE, AB39 2NW

# 27 PARK DRIVE / STONEHAVEN ABERDEENSHIRE / AB39 2NW



Stonehaven itself has a large selection of shops and restaurants, along with the picturesque harbour 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. We are delighted to bring on the market this immaculately presented one bedroom semi detached bungalow which is situated in a quiet yet popular residential area of Edinview in Stonehaven. The accommodation comprises of a bright lounge which provides access to the kitchen with modern wall and base units. The spacious bedroom benefits from fitted wardrobes. The bathroom is fully tiled with WC, basin, vanity unit and electric shower over the bath. The property is finished throughout to a high standard and has quality finishings.

Externally, the front garden is mainly laid in gravel and flower beds. The drive is laid in gravel and has ample parking for a number of vehicles, which leads to the carport and garage. The rear garden is mainly laid to lawn with two patio areas, one of which is laid in granite and also a vegetable patch. McEwan Fraser Legal highly recommend early viewing to appreciate the accommodation and location of the property.





















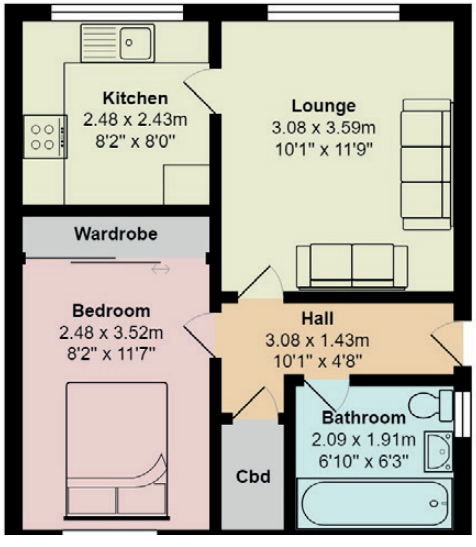


# IMMACULATELY PRESENTED ONE BEDROOM SEMI DETACHED BUNGALOW // LOCATED IN A POPULAR RESIDENTIAL AREA



# SPECIFICATIONS
# FLOOR PLAN / LOCATION






Approximate Dimensions
(Taken from the widest point)

| | |
|---|---|
| Lounge | 3.59m (11'9") x 3.08m (10'1") |
| Kitchen | 2.48m (8'2") x 2.43m (8') |
| Bedroom | 3.52m (11'7") x 2.48m (8'2") |
| Bathroom | 2.09m (6'10") x 1.91m (6'3") |

Gross internal floor area (m2) : 35 $m^2$

EPC Rating : C

Extras (Included in the sale) : Integrated appliances, fitted light fitting in kitchen, floor-coverings and greenhouse. Kitchen appliances can be discussed through separate negotiation.

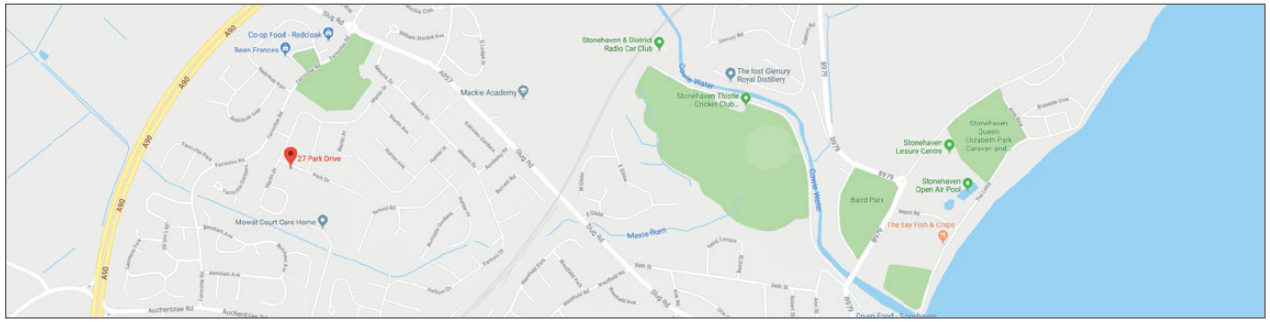



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**Part Exchange Available**

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GOLD
SCOTLAND ESTATE AGENCY of the YEAR 2016
THE SUNDAY TIMES
THE TIMES



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