



## END TERRACED DWELLINGHOUSE

11 HOLLY DRIVE  
STONEHAVEN, AB39 2GU

HALL  
LOUNGE  
DINING KITCHEN  
UPPER HALL  
2 DOUBLE BEDROOMS  
BATHROOM  
GARAGE  
GARDENS  
GAS C.H. & D.G.



**GAVIN BAIN  
& COMPANY**  
Solicitors & Estate Agents



Offers Over

**£180,000**

Enjoying a pleasant location within a quiet, well established area this spacious Two Bedroom End Terraced Dwellinghouse provides spacious family accommodation spanning two floors. Tastefully decorated throughout the property also benefits from gas fired central heating and is fully double glazed. The accommodation comprises of a spacious and welcoming entrance hallway which has been tastefully decorated in neutral tones and finished with laminate wood flooring together with an understair storage cupboard. The good-sized lounge, decorated and carpeted in neutral tones enjoys a pleasant aspect over the private rear garden, whilst the spacious dining kitchen has been fully fitted with a range of quality base and wall units with integrated appliances and provides ample space for a large dining table and chairs. The kitchen enjoys an open outlook to the front of the property and has a partially glazed door leading to the rear garden. Completing the accommodation on the ground floor is a handy utility cupboard which is fitted with a roll front worksurface. A carpeted staircase with carved wooden handrail leads to the upper hallway where the two generously proportioned double bedrooms and the large family bathroom are fitted. Both bedrooms enjoy views over the rear garden towards open countryside beyond and are fitted with built in wardrobes, whilst the stylish family bathroom has been fitted with a modern three-piece white suite with a separate double shower enclosure. Outside a gravelled driveway provides ample off-street parking and leads to the single garage. The fully enclosed rear garden is mainly laid to lawn with mature, well stocked flower and shrub borders.

## LOCALITY

The coastal town of Stonehaven lies approximately 15 miles south of Aberdeen with excellent road and rail links to the city, with the AWPR offering further links to the north of the city. The town retains its historic interest with a picturesque harbour and excellent range of hotels, restaurants, shops and leisure facilities. The property also benefits from the close proximity to local schools and the railway station. There is also a childrens play park nearby.

## HALL

## LOUNGE

## DINING KITCHEN

## UTILITY CUPBOARD

## UPPER HALL

## DOUBLE BEDROOM 1

## DOUBLE BEDROOM 2

## BATHROOM

**3.86m x 3.25m (12`8" x 10`8") approx**

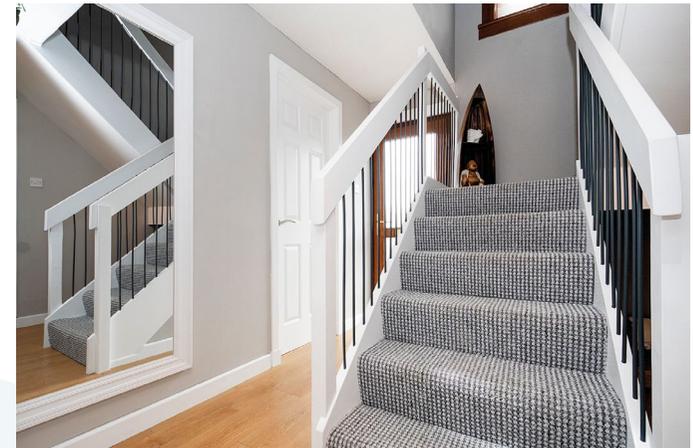
**6.40m x 2.26m (21` x 7`5") approx**

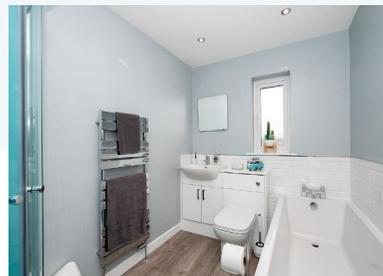
**2.33m x 1.06m (7`8" x 3`6") approx**

**5.02m x 2.92m (16`6" x 9`8") approx**

**3.40m x 3.09m (11`2" x 10`2) approx**

**3.09m x 1.98m (10`2" x 6`6") approx**





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Gavin Bain & Company  
432 Union Street  
Aberdeen  
t: 01224 623040  
f: 01224 623050  
e: [info@gavin-bain.co.uk](mailto:info@gavin-bain.co.uk)  
[www.gavin-bain.co.uk](http://www.gavin-bain.co.uk)

## OUTSIDE

A gravelled driveway to the front and side of the property provides ample off street parking and leads to the single garage which is fitted with an up and over door to both the front and rear, power and light. The fully enclosed rear garden enjoys a high degree of privacy and has been attractively landscaped with an area of lawn bounded by paved patio, gravelled borders planted with a range of seasonal shrubs and a raised flower borders. Rotary Dryer. A gate leads from the garden to a lane at the rear of the property.

## DIRECTIONS

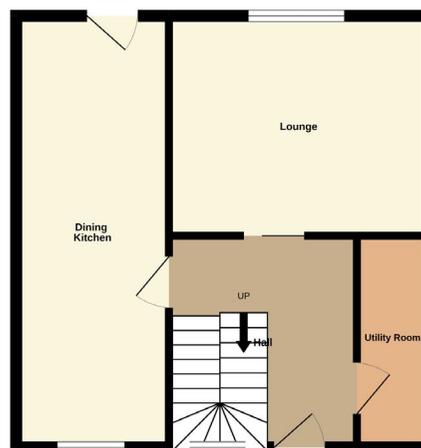
Traveling south on the A92 from Aberdeen take the second exit signposted for "Spurryhillock" and continue into Stonehaven. Follow the road for some distance turning right after the railway bridge, continue along this road taking the third road on the left into Holly Drive and the property is located a short distance ahead on the right hand side of the road.

## VIEWING

By appointment, telephone 07506 054 035 (Johnston)

## DISCLAIMER

Whilst the foregoing particulars are believed to be correct, they are not guaranteed and do not form part of any contract. Prospective purchasers are required to satisfy themselves as to the correctness of the particulars.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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432 Union Street  
Aberdeen  
t: 01224 623040  
f: 01224 623050  
e: [info@gavin-bain.co.uk](mailto:info@gavin-bain.co.uk)  
[www.gavin-bain.co.uk](http://www.gavin-bain.co.uk)