



25 Fore Street | Johnshaven | DD10 0EU

Offers Over £175,000

T. DUNCAN & CO.
Solicitors • Estate Agents





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With outstanding uninterrupted panoramic views out to the North Sea this semi-detached property offers tranquil coastal village living. Comprising of four bedrooms one with en-suite, lounge, kitchen, utility, and shower room. To the outside there is off street parking for several vehicles, enclosed private garden to the rear with side access. Within the garden there is a mixture of 2 metal style garages, wooden shed and a brick outhouse.

Johnshaven is a fishing village just 7 miles north of Montrose offering village living with lovely coastal walks right on your doorstep. Within the village there is the local primary school, grocery store, post office and hotel with a pub and restaurant. Inverbervie is just a short drive north providing more amenities and shopping with Aberdeen/Westhill/Dyce within commuting distance of around a forty five minute drive.

- Semi-detached
- Bedroom 1: 10'6 x 11'1 (3.23m x 3.40m)
- En-suite: 2'8 x 7'2 (0.86m x 2.19m)
- Lounge: 12'7 x 14'7 (3.86m x 4.47m)
- Kitchen: 11'4 x 7'10 (3.47m x 2.43m)
- Utility
- Bedroom 2: 10'0 x 11'1 (3.06m x 3.40m)
- Bedroom 3: 13'3 x 11'2 (4.05m x 3.42m)
- Bedroom 4: 9'1 x 10'0 (2.77m x 3.50m)
- Shower Room: 6'1 x 7'9 (1.85m x 2.42m)
- Floored loft
- Off street parking
- Enclosed garden
- 2 metal style garages and Wooden shed
- Brick built outhouse.



Entrance hallway: Laid to laminate flooring, understairs storage cupboard and staircase leading to the upper floor.

Bedroom 1: Front facing with views across the North Sea, en-suite shower room, radiator, currently utilised as a dining room.

En-suite: Tiled flooring, wet wall all round, panelled ceiling with downlighters, shower cubicle with electric shower, toilet, wash hand basin, side facing window and chrome heated towel rail.

Lounge: Front facing lounge, three windows with integrated blinds flood the room with natural light with uninterrupted views over the North Sea, dado rail, radiator, coal fire sat on marble hearth with marble surround and wooden mantle, two alcove areas and laid to laminate flooring.

Kitchen: Rear facing with window overlooking the garden, radiator, fitted to wall and base units with coordinating work tops incorporating a round sink with shower hose mixer tap, coordinating splash back, freestanding cooker (included in the sale) with extractor fan above, tiled flooring, undercounter space for dish washer and washing machine.

Utility: Tiled flooring, hot water tank, rear door leading to the garden.

Staircase leading to the upper floor has a window on the first landing and another one on the second landing, radiator, linen cupboard and a second cupboard which is shelved. The attic space can be accessed via a ladder and is partially floored.





Bedroom 2: Front facing with window with views over the North Sea, radiator, shelved alcove area with hanging rail.

Bedroom 3: Two windows overlooking the North Sea, radiator, and shelved cupboard.

Bedroom 4: Rear facing with window overlooking the garden, radiator, shelved storage cupboard with hanging rail and mirror wardrobes (included in sale).

Shower Room: Quadrant shower unit with shower jets all round, tiled from floor to ceiling, toilet, vanity unit to wash hand basin, mirrored medicine cabinet, further wall cabinet and down lighters.





Outside: The front of the property is tarred providing off street parking for several vehicles, stone chipped borders with mature plants. Side access leads to the rear garden, which is laid to grass and slabs, stoned border area, brick out house, two metal garages set on concrete slabs and wooden shed.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other texts 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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Services: Coal Central Heating & Double Glazing

Fixtures & Fittings: Carpets, blinds & light fittings incl.

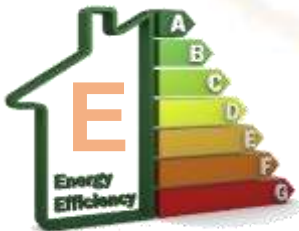
Local Authority: Aberdeenshire Council

Council Tax Band: D

Post Code: DD10 0EU

Home Report: Contact our Property department if you wish us to e-mail a copy of the Report free of charge or to send the URL for you to download

Viewing: By arrangement through agent



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