



17 Fore Street | Johnshaven | DD10 0EU
Offers Over £185,000

T. DUNCAN & CO.
Solicitors • Estate Agent





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With outstanding uninterrupted panoramic views out to the North Sea this semi-detached cottage with two-bedrooms and two public rooms offer tranquil coastal village living. With a further two attic rooms, bathroom and kitchen the property also has its own enclosed private garden with side access.

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 one hotel with pub and restaurant. Lathallan school is just on the outskirts with Inverbervie just a short drive north providing more amenities and shopping. The village is within commuting distance of Aberdeen/Westhill/Dyce which is roughly a 45 minute drive with the AWPR making access a lot quicker.

- Semi Detached Cottage
- Master bedroom: 14'2 x 11'7 (4.34m x 3.57m)
- Lounge: 12'0 x 11'8 (3.67m x 3.61m)
- Bathroom: 9'7 x 4'10 (2.96m x 1.52m)
- Sitting Room: 20'4 x 14'0 (6.21m at widest x 4.27m)
- Kitchen: 11'4 x 8'1 (3.49m x 2.46m)
- Bedroom 2: 8'7 x 13'9 (2.64m x 4.24m)
- Storage/office: 10'2 x 10'7 (3.11m x 3.25m)
- Storage/office: 8'0 x 10'7 (2.44m x 3.25m)
- Rear garden
- Small shed



On entering into the hallway via the UPVC front door there is the staircase taking you to the upper-level attic rooms, in the hallway is an electric radiator.

The master bedroom is flooded with natural light with views out across the North Sea, electric heater, walk in storage cupboard, both wardrobes are to be included in the sale.

The front facing living room again is flooded with natural light with the uninterrupted North Sea views, open tiled fireplace, and electric radiator.

From the living room a shelved storage area leads to the bathroom within this area there is access to the loft. The bathroom has a two-piece white suite, spa bath, wet walled to two walls with shower over the bath, heated chrome towel rail.

To the rear of the property, you enter the spacious sitting room with views out over the garden from the patio doors, with ample room for dining and electric fire, this room provides the ideal entertainment area.

The kitchen has wall and base units with coordinating work surfaces incorporating circular sink with mixer tap, plumbed for automatic washing machine, dishwasher and space for under counter fridge, window overlooking the side rear garden.

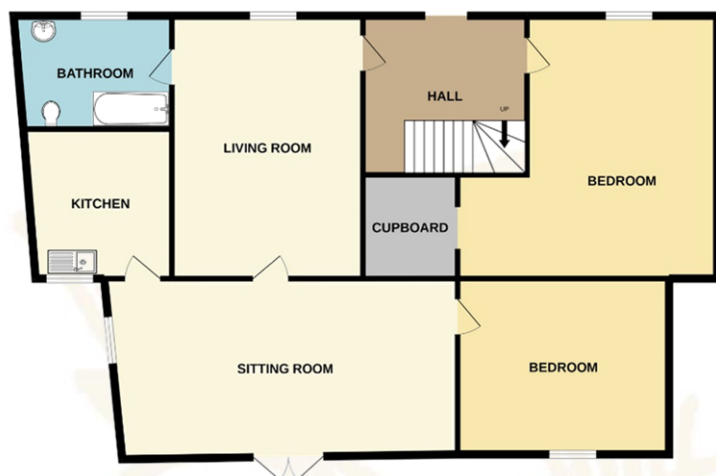
Bedroom 2 is rear facing with window overlooking the rear garden, radiator.

The staircase leads to the upper level with two attic rooms, both rooms are bright providing those stunning views north and south of the village. With one of the rooms currently used as office space and the second providing further storage or second office.

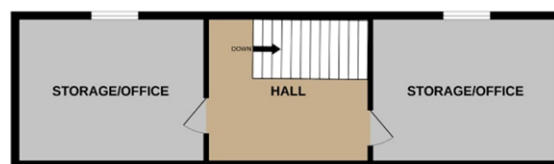
The rear enclosed garden has been landscaped and laid to grass and stones with wooden sleepers providing a stepped area, small shed, access to the side of the property via a gate.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Made with Metropix ©2019

Services: Electric Heating and Double Glazing

Fixtures & Fittings: Carpets, blinds & light fittings included. Other furniture may be available by separate negotiation.

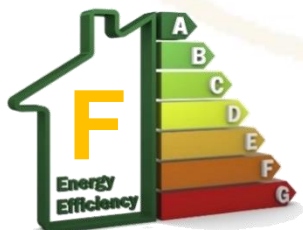
Local Authority: Aberdeenshire Council

Council Tax Band: D

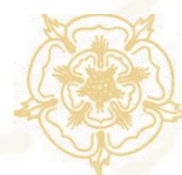
Post Code: DD10 0EU

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 or contact the vendor on 07702 184 515



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N.B. The foregoing particulars are believed to be accurate. They have been carefully prepared for the guidance of intending purchasers but their accuracy is not guaranteed and they do not form part of any contract of Sale. All measurements are approximate and have been made using an electronic measuring device. The measurements may, therefore, be subject to a slight margin of error. Should the size of any measurement be essential then intending offerers are strongly advised to check carefully for themselves. Prospective purchasers are requested to note their interest with the selling agents in order that they may be advised of any closing date etc. No member of staff of T. Duncan & Co. has authority to give any undertaking or assurance in respect of this or any other property. Please note that none of the services/systems have been tested by our clients or their agents and no warranty is given regarding the condition of same. Please note that this is a draft Schedule.

For a free no obligation valuation of your own property call our Property Department on 01674 672353.