



10 Highfield Way | Stonehaven | AB39 2PT  
Offers Over £300,000

**T. DUNCAN & CO.**  
Solicitors • Estate Agents







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## Offers Over £300,000

Set on the outskirts of the popular coastal town of Stonehaven within walking distance of the local schooling, train station and amenities we are delighted to offer for sale this well presented four bedroom detached villa. The property benefits from double glazing and gas central heating and comprises of lounge, dining area, kitchen, utility room, cloakroom, and family room on the ground floor. Master bedroom with ensuite shower room, a further three bedrooms and family bathroom complete the first floor. To the outside there are gardens front & rear with single garage and off-street parking for two vehicles.

- Detached Villa
- Living room: 10'0 x 16'6 (3.06m x 5.06m)
- Dining area: 7'5 x 9'4 (2.29m x 2.86m)
- Kitchen: 9'5 x 9'2 (2.89m x 2.82m)
- Utility: 5'0 x 5'1 (1.54m x 1.57m)
- Cloakroom: 4'10 x 3'9 (1.52m x 1.20m)
- Family room: 15'1 x 12'1 (4.62m x 3.69m)
- Master bedroom: 10'1 x 13'2 (3.07m x 4.04m)
- Ensuite: 4'6 x 6'1 (1.39m x 1.87m)
- Bedroom 2: 8'8 x 11'8 (2.70m x 3.60m)
- Bedroom 3: 8'7 x 10'8 (2.66m x 3.30m)
- Bedroom 4: 6'8 x 9'4 (2.09m x 2.86m)
- Family bathroom: 6'4 x 5'5 (1.95m x 1.68m)
- Garage with parking for two vehicles
- Front and rear gardens
- Greenhouse



Entry into the vestibule from the double-glazed door with glass panel inlay and radiator, glass door leads into the hallway, radiator and staircase leading to upper level.

**Living room:** Bright front facing room with barn style sliding doors providing under stairs storage space, laminate flooring, radiator, downlighters and the wall mounted tv is to be included in sale. French doors open into the dining area.

**Dining area:** Ideally positioned between the lounge and family room with direct access to the kitchen, laminate flooring, and radiator.

**Kitchen:** Modern kitchen fitted to base and wall units with granite worktops incorporating a stainless-steel sink with mixer tap, gas hob with chrome extractor hood, two Bosch double ovens, fridge freezer is included in the sale, integrated dishwasher, tiled splashback, remote controlled underfloor heating, laminate flooring, access to the utility and cloakroom.

**Utility:** Plumbed for automatic washing machine, tiled floor to dado height, radiator, gas boiler, and double-glazed uPVC door provides access to the rear garden.

**Cloakroom:** Tiled from floor to dado height, window, toilet, wash hand basin with vanity unit, downlighters and chrome towel rail.

**Family room:** Flooded with natural light from the bi-fold doors and Velux windows, integrated blinds on the Velux windows with one window remotely controlled, laminate flooring, downlighters and radiator. Ideal room for bringing the outdoors indoors in the summer months.











**Master bedroom:** Front facing with built in wardrobes which are shelved with hanging rails, and radiator.

**Ensuite shower room:** Wet walled, toilet, wash hand basin, vanity unit, walk in shower with Mira power shower, heated chrome towel rail, laminate flooring, and window.

**Bedroom 2:** Front facing with laminate flooring, window, radiator, built in wardrobe with shelves and hanging rail and linen cupboard housing the hot water tank.

**Bedroom 3:** Rear facing overlooking the garden, window, and radiator.

**Bedroom 4:** Rear facing, overlooking the garden, window, and radiator.

**Family bathroom:** Wet walled, spa bath with Mira power shower, window, toilet, chrome towel heater, sink with vanity unit, electronic mirror with shaver point.







**Outside:** Single garage (not included in the total floor area) with up and over door with power and light, tared driveway providing parking for two vehicles. Access at both sides of the property by pathways to the rear. Grassed area with mature shrubs and outside tap. The rear garden is laid to grass slabs, family room leads onto the patio area, and greenhouse which is included in sale.





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 misstatement. The plan is for guidance 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:** Central Heating & Double Glazing

**Fixtures & Fittings:** Carpets, blinds, light fittings, Living room TV & Fridge Freezer incl.

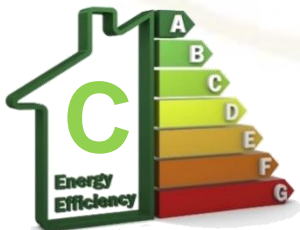
**Local Authority:** Aberdeenshire Council

**Council Tax Band:** F

**Post Code:** AB39 2PT

**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 call Mr Robertson on 07802 332 740



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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 of 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.*