



5 Harbour Place | Johnshaven | DD10 0EY

Offers Over £120,000

T. DUNCAN & CO.

Solicitors • Estate Agents







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**Offers Over £120,000**

Located in the scenic coastal village of Johnshaven, this quaint mid-terraced villa presents an excellent opportunity for first-time buyers, downsizers, or those looking for a peaceful home by the sea.

The property features a bright and functional open-plan lounge and kitchen, ideal for modern living. A separate utility room offers added practicality, while the shower room is smartly laid out. Upstairs, there are two well-proportioned bedrooms, decorated in neutral tones, providing comfortable and versatile living space.

Johnshaven is a charming fishing village on the northeast coast of Scotland, known for its picturesque harbour, friendly community, and stunning coastal walks. The village offers a relaxed lifestyle with local amenities including a primary school, village shop, café, and pub—yet remains within easy reach of Montrose, Stonehaven, and Aberdeen for commuting or further shopping and leisure.

This property offers the perfect blend of coastal charm and everyday convenience.

Early viewing is recommended to appreciate all this home and location have to offer.

- Mid Terraced Villa
- Open Plan Kitchen/Lounge
- Utility Room
- Shower Room
- 2 Bedrooms
- Electric Heating
- Double Glazing
- EPC – Band E



**Lounge/Kitchen:** Approx. 5.4mx5.1m. Open Plan kitchen/lounge.

**Kitchen Area:** fitted with a range of base level storage units with integral electric oven and hob. Stainless steel sink and drainer. Space for dishwasher.

**Lounge Area:** Double glazed split pane window looking to front. Shelved alcove display with storage cupboard below. Fireplace with fire surround and stove. Access to Utility Room and Shower Room. Staircase to upper floor accommodation. Exterior door.

**Utility Room:** Approx. 1.3mx2.2m. Plumbed for automatic washing machine. Space for tumble dryer.

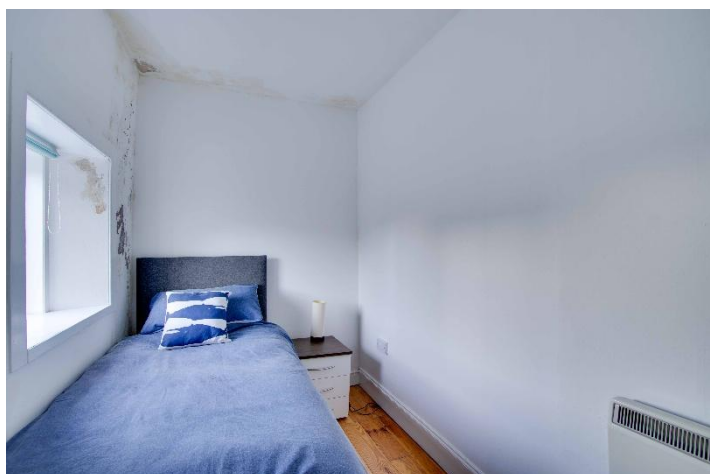
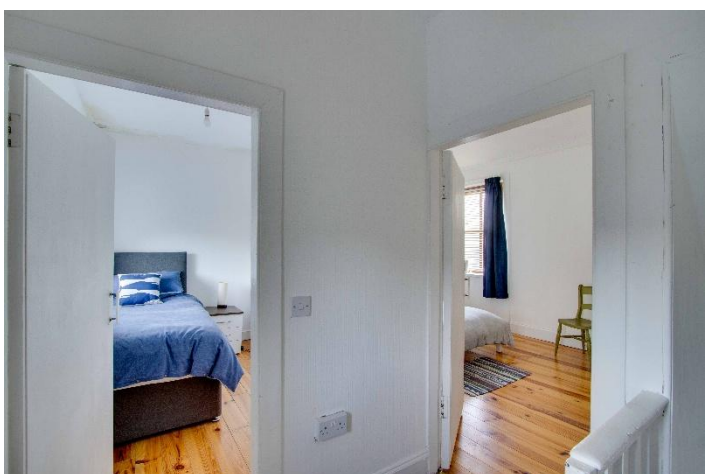
**Shower Room:** Approx. 1.4mx2.2m. Fitted with three piece suite comprising WC, wash hand basin and shower cubicle. Heated towel rail.

**Bedroom 1:** Approx. 4.1mx3.2m. Good sized double bedroom with double glazed window to front. Two fitted cupboards.

**Bedroom 2:** Approx. 3mx2.2m. Double bedroom with double glazed window to rear.









GROUND FLOOR

1ST FLOOR



We do not only claim that it is *possible* to ensure the causality of the thought-world link via measurement of levels, whether matter and/or other factors are appreciated and responsible for it, rather than *any* one, or none of measurement. The given for causation is *cause* and *effect* in the causal world by its principle of causation. The actions, systems and all kinds of effects have been noted and are *causation* made responsible for causality as being *causal*.

**Services:** Electric Heating

**Fixtures & Fittings:** Carpets, blinds & light fittings

**Local Authority:** Aberdeenshire

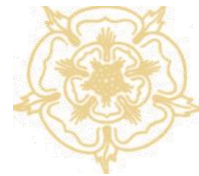
**Council Tax Band:** A

**Post Code:** DD10 0EY

**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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