



18 Golden Acre | Johnshaven | DD10 0EX

Offers Over £119,950

T. DUNCAN & CO.

Solicitors • Estate Agents





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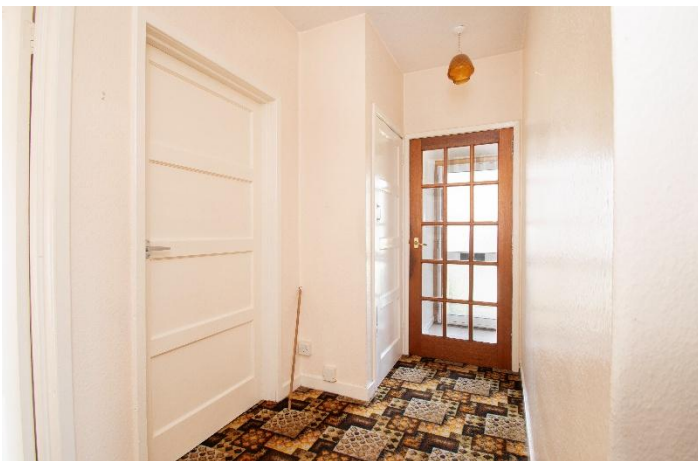
Set in the picturesque coastal village of Johnshaven, this three-bedroom semi-detached bungalow presents an excellent opportunity for buyers seeking to create a home tailored to their own style.

The accommodation comprises lounge, three bedrooms, a kitchen, and a bathroom, all of which would benefit from modernisation, offering a blank canvas for renovation and improvement.

Johnshaven is celebrated for its charming harbour, scenic coastal walks, and welcoming community, making it an ideal setting for those looking to enjoy a peaceful coastal lifestyle.

Externally, the property occupies a generous plot with views towards the coast, providing ample scope for gardening, outdoor entertaining, or potential extension (subject to the necessary consents), further enhancing its appeal and long-term potential.

- Semi-Detached Bungalow
- Lounge
- Kitchen
- 3 Double Bedrooms
- Bathroom
- EH & DG
- Generous Garden
- EPC Band E



Hallway

Providing access to all accommodation. Storage cupboard.

Lounge – approx. 4.71m x 3.01m (15'5" x 9'10")

A well-proportioned reception room with double glazed window to front.

Kitchen – approx. 5.85m x 3.29m (19'2" x 10'9")

A bright kitchen offering scope for redesign and modernisation. Currently fitted with base and high level storage units. Exterior door to rear. Double glazed window to rear. Fitted Cupboard.

Bedroom 1 – approx. 3.44m x 4.34m (11'4" x 14'3")

A spacious double bedroom. Double glazed window to front.



Bedroom 2 – approx. 3.44m x 3.46m (11'4" x 11'4")

A good sized double bedroom. Double glazed window to rear. Fitted cupboard

Bedroom 3 – approx. 3.02m x 3.29m (9'11" x 10'9")

A third bedroom, ideal as a guest room, home office, or hobby space. Double glazed window to rear. Fitted cupboard.

Bathroom – approx. 2.18m x 1.51m (7'2" x 5'0")

Fitted with a three-piece coloured suite. Frosted double glazed window.

Outside

There are gardens ground to front, side and rear. The rear garden is generously proportioned, enclosed by timber fencing, laid mainly to lawn and has outhouse.



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Services: Electric Heating

Fixtures & Fittings: Blinds and floorcoverings

Local Authority: Aberdeenshire Council

Council Tax Band: B

Post Code: DD10 0EX

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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