



19 Glenury Crescent, Stonehaven AB39 3LF  
£315,000 offers over

## Property summary

We are delighted to offer for sale this immaculate corner plot **four bedroom detached dwellinghouse** complete with single garage in the Mineralwell Park area of Stonehaven, minutes walk from the Beach, yet less than 30 minutes drive from the City Centre. The property benefits from gas fired central heating and double glazing throughout.

On entering the property the large Lounge with box bay window overlooking the front garden floods the room with natural light. The fully fitted Dining Kitchen is sure to be the heart of the home with sleek, High Gloss handleless units with integrated appliances including hob, double oven, fridge, dishwasher and wine cooler. There is ample space for a large dining table and chairs in the Dining Room whilst the kitchen also benefits with a breakfast bar for informal dining. French doors in the Kitchen lead to the fully enclosed Rear Garden with decked area, ideal for outside entertaining. The garden enjoys the sun from mid-morning until sunset. There is a patio area with the remainder of the garden laid to lawn and two wooden sheds (both to remain). The Utility Room with washing machine, tumble dryer and microwave (all to remain) has direct access to the Garage and also a door to the side of the property. A handy Cloakroom completes the Ground Floor accommodation. A side access gate leads to the front of the property.

Upstairs, the Master Bedroom with walk-in wardrobe provides considerable hanging and storage space is complemented with a luxurious En-Suite Shower Room with double sized shower cubicle and 2 piece white suite , 2 further Double Bedrooms also benefit from built-in wardrobes and a single bedroom which is currently used as a Home Office, and Family Bathroom with 3 piece white suite with over bath shower completes the accommodation in this ready-to-move into dwellinghouse.

**Location** Stonehaven is the largest town to the south of Aberdeen. Fifteen miles to the City with excellent road and rail links. It is a vibrant community comprising the old town around the picturesque harbour and the new town expanding out from the Beach and Market Square. It had a wide range of facilities for all ages with excellent shops, hotels, restaurants, primary and secondary schools, hospital and Medical Centre, railway station and superb leisure activities including the Open Air Pool.

### (Other Information)

All curtains, blinds, light fittings and kitchen and utility room appliances (where listed) are included in the price.

From the direction of Aberdeen travel South on the A90 Dual Carriage taking the second exit into Stonehaven. At the traffic lights turn left then next right into Glenury Road. Take the first right into Glenury Crescent and the property is on the left hand side.

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**Type:** Detached House

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**Availability:** For Sale

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**Bedrooms:** 4

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**Bathrooms:** 2

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**Reception Rooms:** 2

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**Parking:** Driveway, Single Garage

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**Outside Space:** Front Garden, Rear Garden

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**Council Tax Band:** F

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## Full details

### Ground Floor)

Hallway

Lounge: 5.41m x 3.12m (17'9" x 10'3") approx.

Dining Room: 3.63m x 2.59m (11'11" x 8'6") approx.

Dining Kitchen: 5.51m x 2.46m (18'1" x 8'1") approx.

Utility Room: 2.94m x 1.62m (9'8" x 5'4") approx.

Cloakroom

### (First Floor)

Master Bedroom: 3.75m x 2.97m (12'4" x 9'9") approx.

En-Suite Shower Room: 2.97m x 1.42m (9'9" x 4'8") approx.

Bedroom 2: 3.75m x 2.97m (12'4" x 9'9") approx.

Bedroom 3: 2.97m x 2.79m (9'9" x 9'2") approx..

Bedroom 4: 2.74m x 2.10m (9' x 6'11") approx.

Family Bathroom: 2.05m x 1.85m (9'9" x 6'1") approx.

### (Outside)

The front garden has a small area of garden with mature shrubs, driveway for 2 cars and leads to the single garage.

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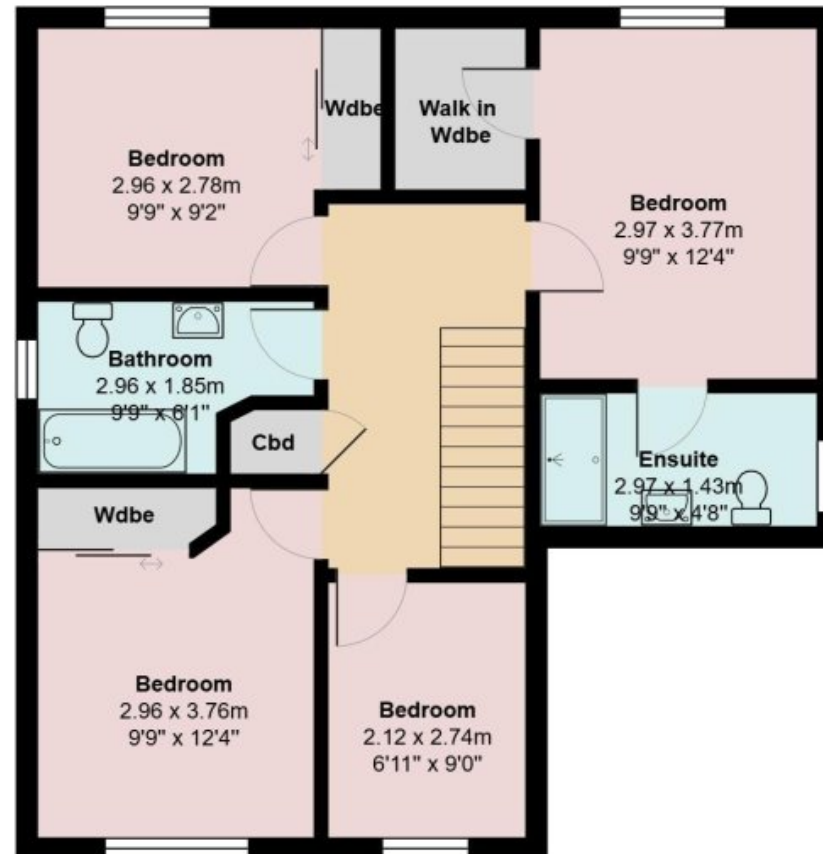
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To arrange a viewing or discuss your property, get in touch with us today.

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