





## Overlooking the picturesque harbour

*Boasting a truly enviable location next to the historic harbour in quaint Johnshaven, this charming, stone-built detached cottage has three bedrooms, three reception rooms, a kitchen, and two bathrooms, plus a low-maintenance garden and access to residents' parking.*

The home offers a fantastic opportunity for renovation and upgrades, allowing the new owner to design a modern home to their own taste and requirements.



## Features

- Charming detached cottage in Johnshaven
- Overlooking the picturesque harbour
- Fantastic opportunity for modernisation
- Entrance hall
- Good-sized living/dining room
- Dual-aspect kitchen
- Versatile family room
- Sun room with garden access
- Three double bedrooms
- Bathroom and separate shower room
- Secluded, low-maintenance garden with harbour views
- Access to residents' parking
- Double glazing throughout (except two very small windows)
- EPC Rating - G





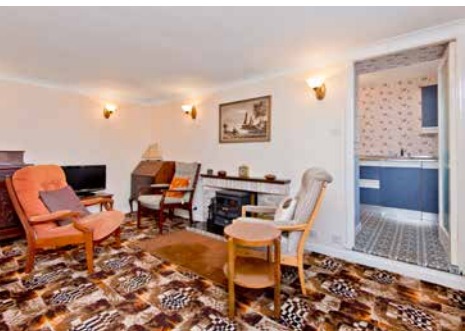
## Good-sized living/ dining room

*The cottage is approached via a lane from the harbour and instantly endears with its charming stone exterior and slate roof, and the front door opens into a hall leading directly into a living and dining room on the right.*

Offering space for configurations of lounge and dining furniture, the reception room is enhanced by a working fireplace (with an electric stove inset) and built-in storage, and benefits from direct access to the kitchen.

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## Dual-aspect kitchen

*The kitchen currently houses a selection of base cabinets, a worktop, and appliances comprising a cooker, a washing machine, and a fridge, and could easily accommodate a choice of modern cabinetry and workspace to suit the new owner's needs.*

The bright, dual-aspect kitchen also benefits from an external entrance. Returning back through to the living room to the entrance hall, an additional internal hall (with space for coat and shoe storage) affords access to a family room and a shower room. The shower room comprises a corner shower enclosure, a pedestal basin, and a WC, whilst the light-filled family room offers fantastic flexibility and options for use, with plenty of space for a choice of furniture and built-in storage.



## Sun room with garden access

*A door from the family room leads through to a sun room and a bathroom. The sun room boasts tranquil views of the harbour and includes excellent built-in storage, as well as affording access to a secluded, low-maintenance sheltered garden with idyllic views of and gated access to the harbour.*



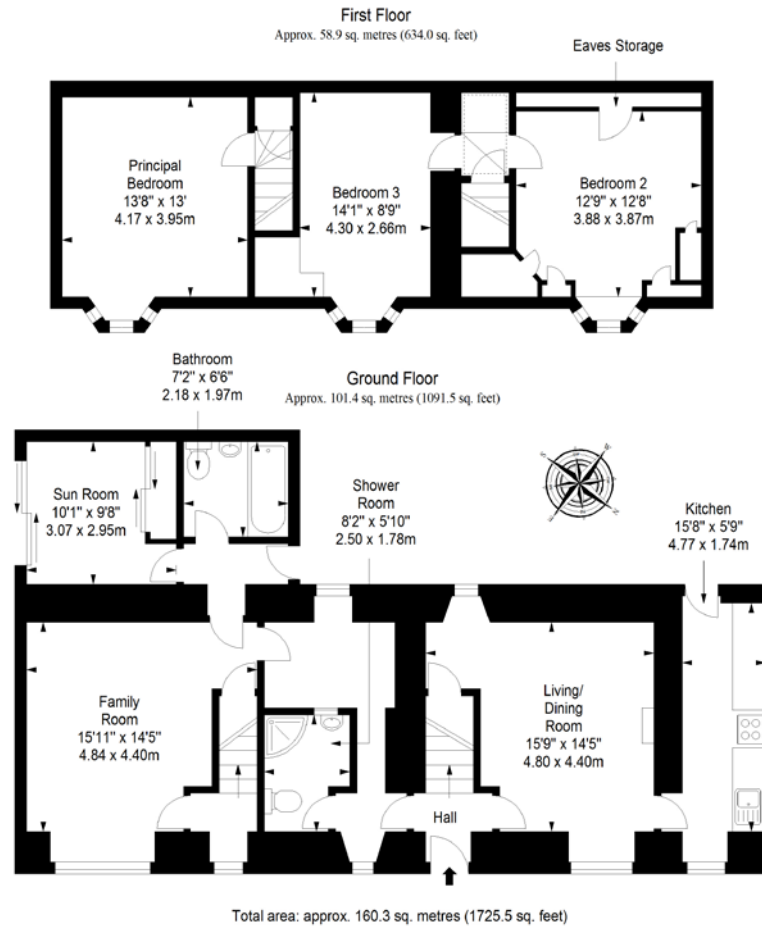


## Three double bedrooms

A staircase from the family room leads up to the principal bedroom – a good-sized double with plenty of space for freestanding bedroom furnishings and a charming dormer window. The remaining two bedrooms, accessed via a landing reached by a separate staircase from the entrance hall, are also spacious and feature dormer windows, whilst one is accompanied by built-in storage and access to the eave's storage. The windows (except two very small rear windows) are all double glazed.

Externally, in addition to the harbour-facing garden area, the property benefits from a rear drying area with a coal bunker. Residents' only parking can be found in the lane to the front of the property.

Extras: all fitted floor coverings, window coverings, light fittings, and kitchen appliances will be included in the sale. The furniture and contents are available by separate negotiation.



## Johnshaven, Aberdeenshire

The charming fishing village of Johnshaven lies just 40 minutes' commute from Aberdeen and close to the town of Montrose. Centred around a historic harbour, the village celebrates its seafaring culture with a heritage museum (housed in a restored lifeboat shed), an annual fish festival which attracts locals and tourists alike, and, even, a local delicacy, the 'Sea Pie'. The community at Johnshaven benefits from a convenience store and hairdressers, a village hall, and a primary school. On the edge of the village, Wairds Park boasts a putting green, a football pitch, a playpark, and a bowling green. Golfers are well catered for in the surrounding area where an enthralling array of beaches, nature reserves and historical landmarks can also be found. Situated less than 10 miles from Johnshaven, Montrose promises more extensive shopping with independent and high-street retailers, and top-brand supermarkets. Other amenities within this beachside town include eateries, bars and cafés, cultural attractions, a sports centre (with pools, courts, and a fitness suite), a medical centre, a library, and secondary education options. A prestigious independent school is located back in the village of Johnshaven. Mainline train services from Montrose reach Perth and Dundee in under an hour and the airport at Aberdeen provides flights internationally.

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