



54 Martin Drive, Stonehaven, Aberdeenshire AB39  
2LU

Offers over £230,000

TWO BEDROOM/THREE PUBLIC ROOM DETACHED BUNGALOW IN A SIZEABLE CORNER  
PLOT, WITHIN THE POPULAR COASTAL TOWN OF STONEHAVEN

Stronachs

# 54 Martin Drive, Stonehaven, Aberdeenshire AB39 2LU

Offers over £230,000

Viewing: Contact Selling Agents on 01224 626100

We are pleased to bring to the market this SIZEABLE TWO BEDROOM/THREE PUBLIC ROOM DETACHED BUNGALOW, enjoying a corner plot within the popular coastal town of Stonehaven. Benefitting from both gas central heating and double glazing, the accommodation comprises: Entrance Vestibule; Inner Hall; Kitchen; Dining Room; Lounge; Sitting Room leading to Conservatory; two Double Bedrooms; and Shower Room. There are gardens to front and rear, and Single Garage.

Stonehaven is an attractive coastal town lying approximately 15 miles south of Aberdeen, boasting a picturesque working harbour and the famous 'Auld Toon' harbour area. Aberdeen is easily accessible by either road or rail. There are many amenities within the town itself including an 18 hole cliff top golf course, indoor and outdoor swimming pools and other leisure facilities and clubs. Primary schooling is available at three local primary schools, while secondary education is catered for at Mackie Academy. There is a regular bus service available just a stone's through from the property.

## ENTRANCE VESTIBULE & INNER HALL



Entered via wooden door to the side with inset glazed panel. Ceiling light fitting and meter cupboard. A Georgian style glazed door leads to the welcoming Inner Hall, which in turn provides access to the remaining accommodation. Inset downlighters and central heating radiator. Shelved airing cupboard.

## LOUNGE 16' 0" X 13' 3" (4.88M X 4.04M)



Spacious Lounge with picture window to the front allowing natural light, with access either via glazed door with glazed side panels from the Hall, or via the Dining Room. Electric fire in marble effect surround. Ceiling light fitting, television point and central heating radiator.

## DINING ROOM 13' 1" X 7' 8" (3.99M X 2.34M)



With dual access from either the Kitchen or the Lounge, this good-sized room easily accommodates dining table and chairs, with a window to the front providing natural light. Ceiling light fitting and central heating radiator. Open access to the Kitchen.

## KITCHEN 13' 1" X 7' 8" (3.99M X 2.34M)



Fitted with a range of base and wall units (some with display frontage), with complimentary work surfaces and splashback tiling. Inset sink and drainer below window to side. The integrated fridge/freezer and extractor hood are to remain, as are the cooker, dishwasher, and washing machine. Underunit lighting and ceiling light fitting. Georgian style glazed door to Hallway.

### SITTING ROOM 13' 4" X 8' 0" (4.06M X 2.44M)



Accessed via Georgian style glazed door from the Hall, currently used as a Home Office space. Ceiling light fitting and central heating radiator. Glazed double doors lead to the Conservatory.

### CONSERVATORY 15' 0" X 12' 7" (4.57M X 3.84M)



A super addition to the home, the Conservatory has wall to wall windows ensuring the room is flooded with natural light, and glazed patio doors providing access to the rear garden. Two wall lights and two central heating radiators. Television point.

### BEDROOM 1 11' 7" X 11' 3" (3.53M X 3.43M)



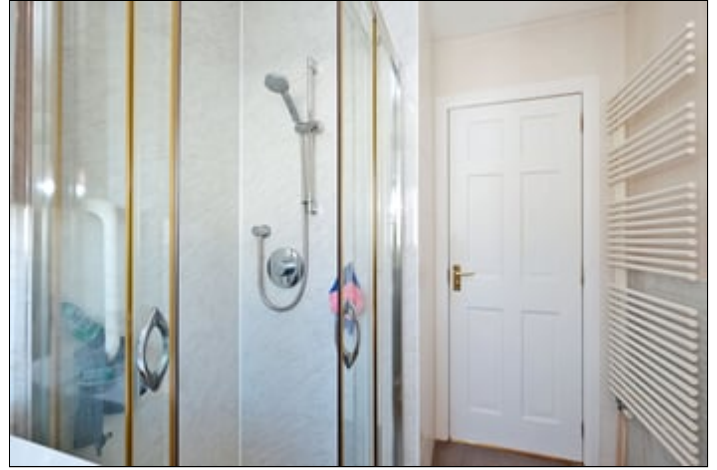
Double Bedroom with window to rear overlooking the garden, benefitting from wall to wall wardrobes, some with mirrored doors, providing excellent hanging and shelf storage. Ceiling light fitting and central heating radiator.

### BEDROOM 2 13' 4" X 8' 6" (4.06M X 2.59M)



Second Double Bedroom again benefitting from fitted wardrobes and additional built-in cupboard allowing hanging and shelf storage. Window to rear providing natural light. Ceiling light fitting and central heating radiator.

## SHOWER ROOM 7' 7" X 5' 9" (2.31M X 1.75M)



Partially tiled and fitted with a three piece suite comprising wash hand basin in vanity unit, toilet pedestal, and corner shower,. Inset downlighters and ladder style radiator. Window to side allowing natural light.

## EXTERNAL



The property occupies a large corner plot. The front garden is laid with gravel for ease of maintenance. The fully enclosed rear garden has a substantial slabbed patio area to enjoy the warmer weather, and there is a large lawn. The garden shed is to remain and there is an outside water tap.

## EXTRAS

All carpets, curtains, blinds and light fittings are included in the sale, together with the integrated fridge/freezer, extractor hood, oven, washing machine and dishwasher in the Kitchen, the usual fixtures and fittings in the Shower Room, the garden shed and the rotary clothes drier.

**COUNCIL TAX BAND - E**

**EPC BANDING - C**



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