

Stachlestanes, Balmedie, Aberdeenshire, AB23 8YS

£340,000



Full Description

Stachlestanes, a south-facing extended detached house with open sea views where the sun often rises spectacularly is situated approximately a mile from the very popular village of Balmedie. Set in a wonderful rural location, yet surprisingly accessible to transport links, this spacious family home is not only a traditional croft house and steading conversion, but also incorporates a modern one bedroom self-contained annexe. The house

Features

- Local Schools & Amenities Close By
- Breathtaking Views
- Rural Location
- Double Garage
- One Bedroom Annexe

enjoys benefits such as double glazing, double garages with electric doors and other some recent updating has been done. The accommodation comprises: entrance porch which is also being used as an utility area; good sized sitting room with a wood burning stove; fitted kitchen/breakfast room with beautiful views to the North Sea; bright and airy sun lounge with breathtaking views, great for an extra sitting room, which gives access to the rear of the property; master bedroom with large built-in wardrobe; three further double bedrooms with built-in wardrobes; a traditional bathroom; extensive lounge/ family room; modern wet room with walk in shower, 3 piece white suite which includes a large double ended bath. The annexe comprises on the first floor a spacious and bright lounge with built-in storage; modern fitted kitchen with light tube; contemporary bathroom with a 3 piece suite. The double bedroom is located on the ground floor, with access to the rear garden. All light fittings, floor and window coverings are included in the sale of the property. Viewing is highly recommended to appreciate the property on offer. Stachlestanes is situated in a quiet rural position on the edge of the hamlet of Hill of Kier approximately 10 miles from Aberdeen. There are good local services to medical care, schools with school bus running past the door, local shops and regular buses into Aberdeen or further afield. There are beautiful walks in Balmedie Beach country park, the lovely fishing village of Collieston is just along the coast, and there are several country houses and gardens, including Balmoral, not far away. There are excellent local facilities, including nurseries, primary and secondary schools and new AWPR (Aberdeen Western Peripheral Route) is a few minutes' drive away to gain access to the south of the city or further. The east coast main line runs frequent fast trains to the south and the Aberdeen International Airport is approximately 20 mins drive away.

- Approximately 1.5 Acres

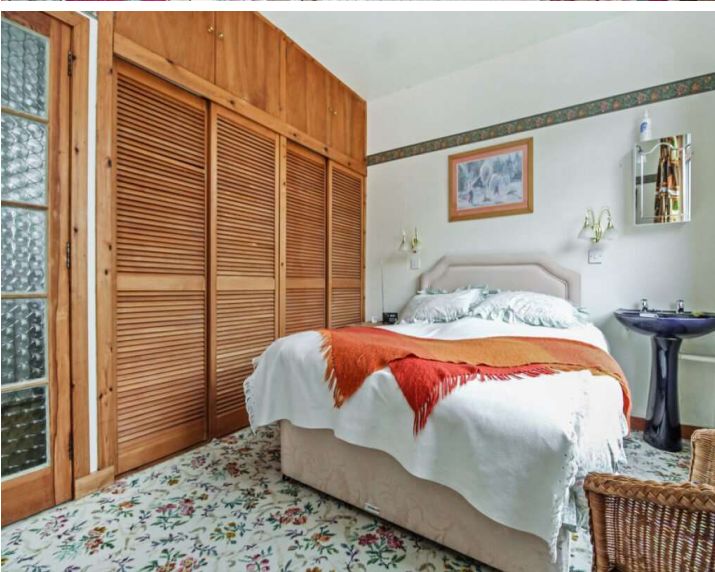
Contact Us

Thistles Estate Agents

T: 0330 1333 403

E: info@thistlesestateagents.co.uk











Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			62
(39-54) E			
(21-38) F			
(1-20) G		13	
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			52
(21-38) F			
(1-20) G		12	
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor

Floor area 200.8 sq.m. (2,162 sq.ft.) approx



First Floor

Floor area 64.5 sq.m. (694 sq.ft.) approx

Total floor area 265.3 sq.m. (2,856 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX