



**28 MINERALWELL VIEW,  
STONEHAVEN, AB39 3LA**

**OFFERS OVER  
£130,000**

**IMMACULATELY PRESENTED ONE BEDROOM TOP FLOOR APARTMENT  
WITH SUPERB VIEWS LOCATED IN THE POPULAR COASTAL TOWN OF STONEHAVEN**

- EASY ACCESS TO AWPR
- CLOSE TO LOCAL AMENITIES
- SUPERB VIEWS
- LOUNGE
- KITCHEN
- DOUBLE BEDROOM
- BATHROOM
- EXCLUSIVE PARKING SPACE
- COMMUNAL GARDENS
- EPC RATING C

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## DESCRIPTION

We are delighted to offer for sale this ONE BEDROOM TOP FLOOR EXECUTIVE APARTMENT representing a rare opportunity for the discerning buyer to acquire a generously-proportioned and well maintained apartment with superb views across Stonehaven. The property is situated in the popular 'Mineralwell View' development within easy walking distance of all local amenities including Mineralwell Park, Railway Station and beach front and with easy access to the AWPR which offers superb links to the north. This spacious property is immaculately presented throughout and internal inspection is strongly advised to appreciate the level of accommodation on offer. The property boasts many attractive features including laminate flooring and fresh neutral decor and is further enhanced by gas central heating, double glazing and security entry.

The building is entered via a well maintained, bright and airy communal hallway. The apartment comprises a welcoming entrance hall with a large storage cupboard and hatch access to the loft. Undoubtedly, a feature of this superb apartment is the generously proportioned lounge with a bay window flooding the room with natural light and enjoying stunning views across Stonehaven to the War Memorial and Stonehaven harbour. The kitchen is fitted with a wide range of wall, base and drawer units with co-ordinating work surfaces and tiled splashback. Integrated appliances include an electric oven, gas hob and extractor hood. Space is provided for a fridge freezer and washing machine. Situated to the front, the double bedroom benefits from the lovely views and has a double built-in wardrobe providing hanging and shelving space. The modern bathroom is fitted with a white three piece suite comprising wc and wash hand basin set in a vanity unit and with a shower over the bath.

Externally, the property benefits from an exclusive parking space with visitor parking also available in the resident's car park. The property is to be sold inclusive of all fitted floor coverings, curtains, blinds, light fittings and shades together with the integrated and free standing kitchen appliances. Various other items of furniture can be included in the sale.

The coastal town of Stonehaven lies some 15 miles south of Aberdeen with excellent road and rail links to the city. The newly opened AWPR offers superb links to the north and will add to the increasing popularity and desirability of Stonehaven. The town, once a substantial fishing port, still retains much of its historic interest and the ruin of Dunnottar Castle to the south is a great tourist attraction. There is a picturesque harbour with hotels and restaurants, a range of shopping facilities, post office and banks. Stonehaven has A leisure centre with gymnasium and swimming pool and an open air heated swimming pool, children's play areas and a putting green. There is also an 18 hole golf course with clubhouse on the nearby cliff tops, bowling green, tennis courts and open public parks and the sheltered harbour is ideal for a variety of water sports. Educational needs are well provided for with 3 primary schools, and Mackie Academy enjoys a fine academic tradition.

## ENTRY

By Arrangement

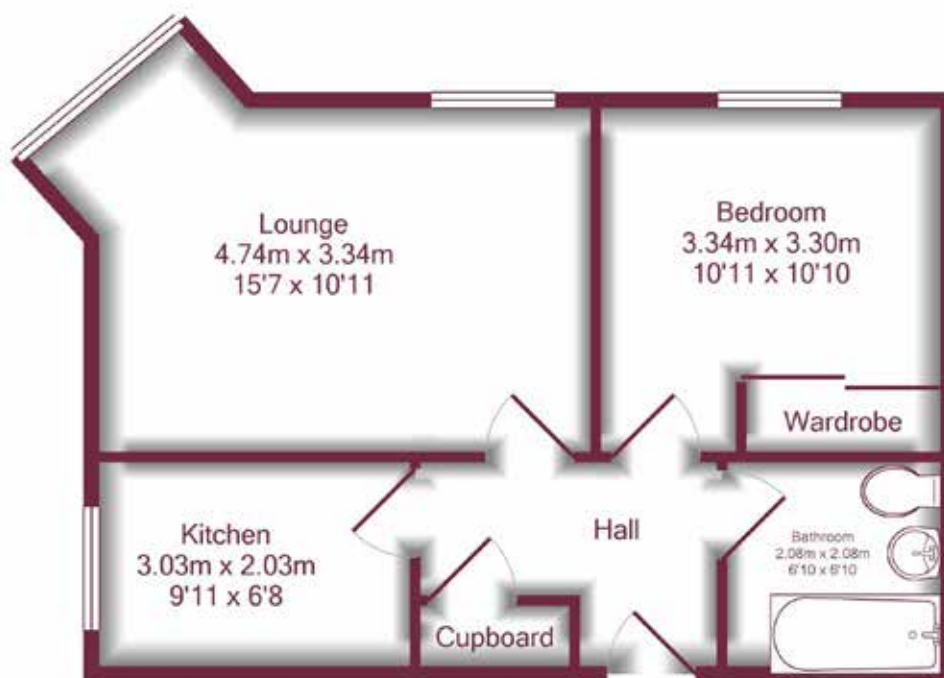
## VIEWING ARRANGEMENTS

Contact Selling Agents or owner on 07483831058

## DIRECTIONS

Travelling south on the A90 dual carriageway from Aberdeen, take the first exit into Stonehaven and follow the road down to the mini roundabout. Take the road on the right then second left, this being Glenury Road. Turn first left into Mineralwell View and follow the road down where the apartment is located at the start of the development as indicated by our for sale poster.





Total Approx. Floor Area 44.1 Sq.M. (475 Sq.Ft.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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