

# 23 Canmore Park

STONEHAVEN, ABERDEENSHIRE, AB39 2WH



*TWO BEDROOM SEMI-DETACHED HOUSE  
IN A POPULAR CUL-DE-SAC LOCATION*



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23 Canmore Park is a two-bedroom semi-detached property with accommodation over two levels, located in a popular residential area of Stonehaven. The current owners, during their tenure, have maintained and upgraded the property when and where necessary. It's also within walking distance of local amenities, including primary and secondary schooling, the train station and local shops. The property further benefits from full double glazing and gas central heating, and is decorated in fresh neutral tones. Early viewing is recommended to appreciate the accommodation and location of the property.

The accommodation comprises an entrance porch providing access to all other accommodation, a spacious lounge with a large picture window to the front of the property flooding this room with natural light, and an open staircase leading to the upper level.





The well-appointed dining kitchen is fitted with a good range of wall and base-mounted units with a contrasting work surface, stainless steel sink with drainer, electric oven and hob with an extractor hood. There is space for several white goods, the rear garden can be accessed from the kitchen.







An open-plan staircase with a wood balustrade leads to the first-floor landing and two generously sized bedrooms, both with fitted wardrobes. A centrally located bathroom fitted with a three-piece suite with a shower over the bath completes the accommodation.





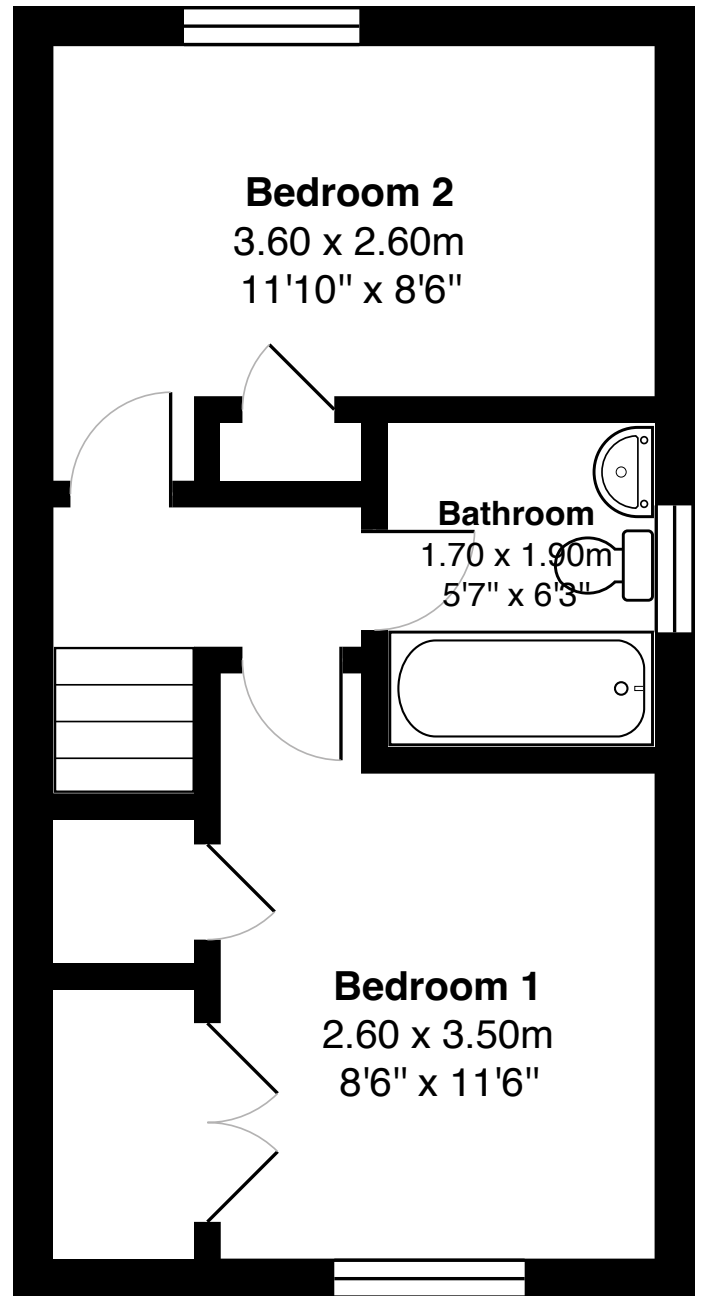
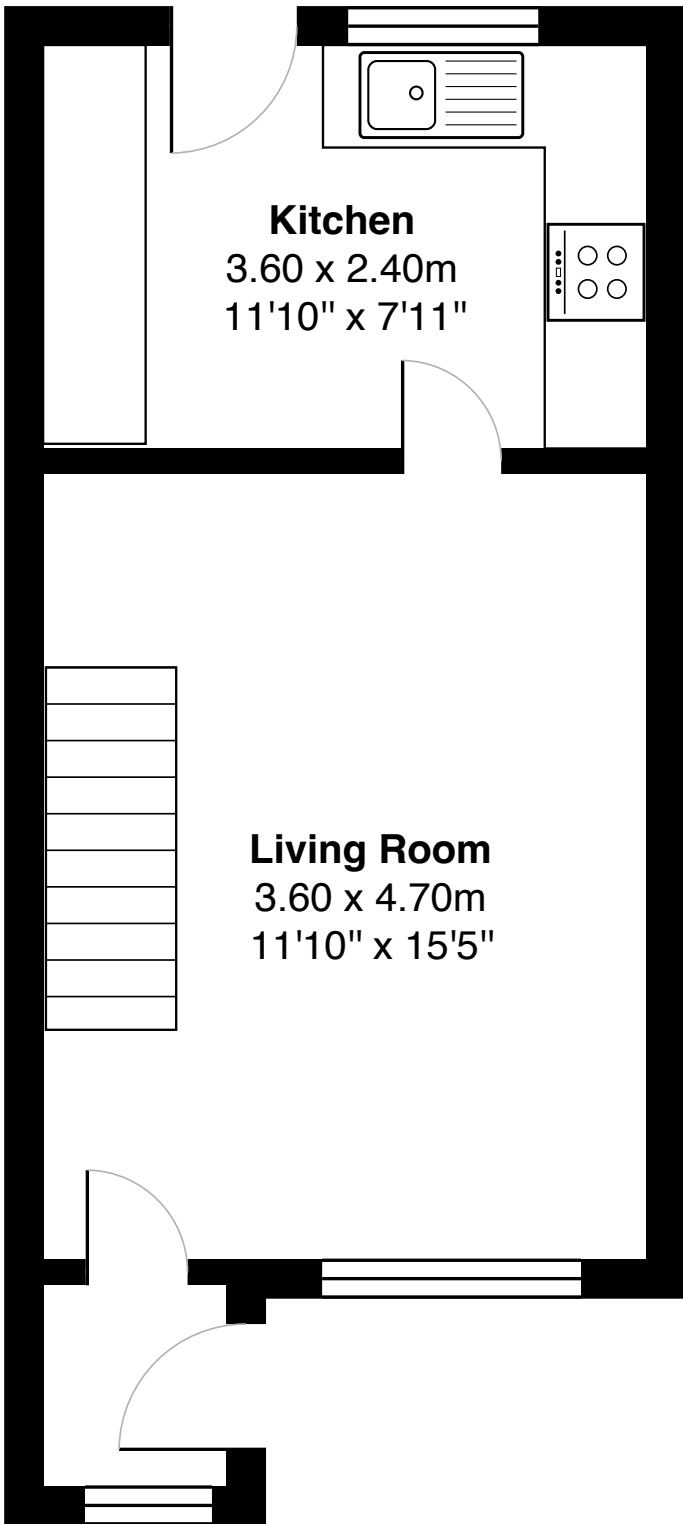


**Bedroom 2**









Gross internal floor area (m<sup>2</sup>): 53m<sup>2</sup>

EPC Rating: C





To the front, a spacious drive allows off-street parking for two vehicles. The rear garden area is accessed from a side gate or the kitchen, with a high perimeter fence. The garden is laid mostly to lawn with a wooden decked patio area providing a perfect spot for some alfresco dining and entertaining, and enjoying the sun.







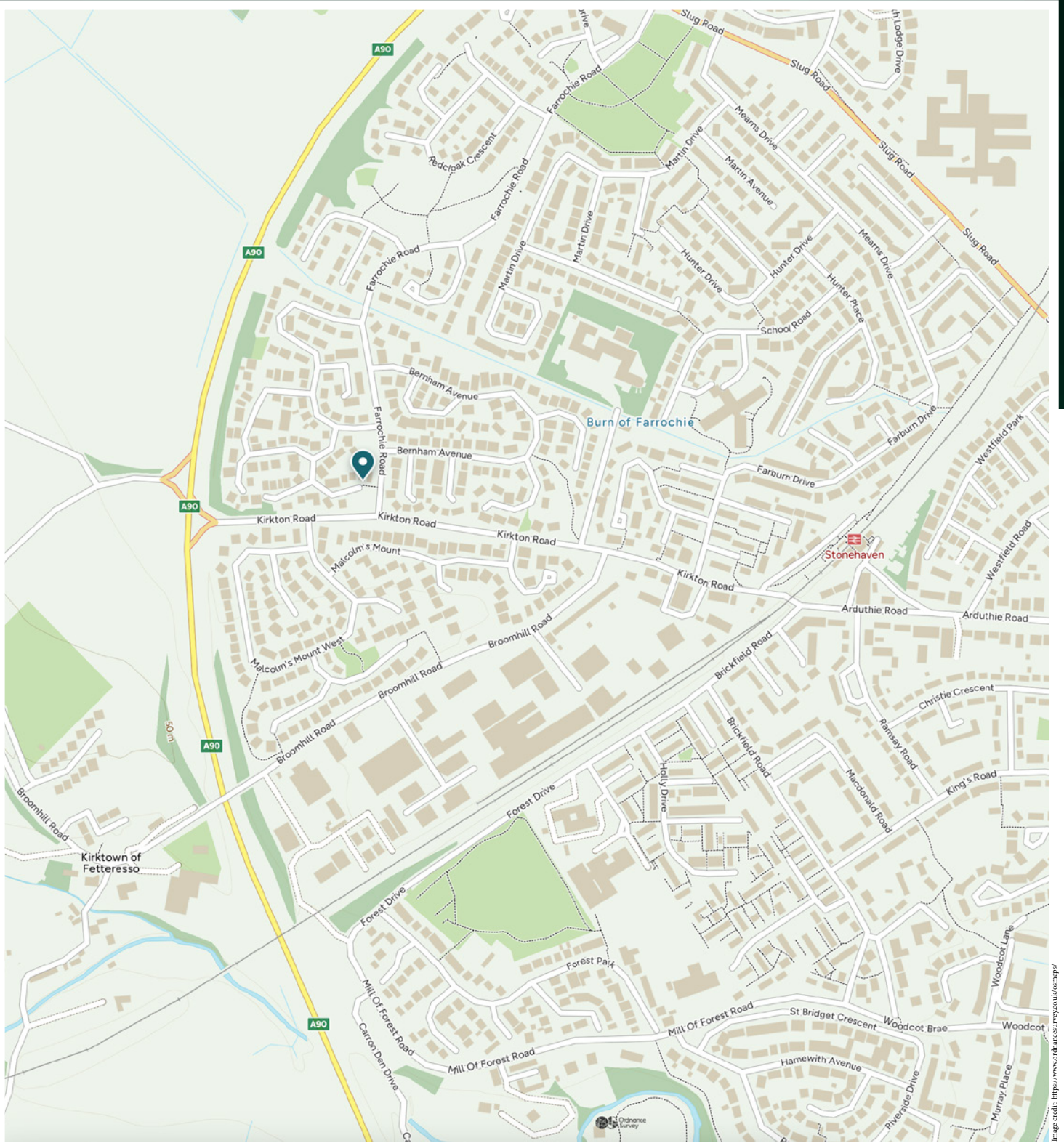
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The Historic town of Stonehaven lies on the East coast of Scotland, approximately fifteen miles south of Aberdeen and is steeped in history, Its bay is surrounded on either side by approximately 100ft high cliffs that carry the scenic coastal roads north and south. The picturesque harbour was first built before 1607 but was destroyed by storms. It was subsequently repaired several times, but time after time, it broke up under the force of the North Sea. A new plan was drawn up in 1825 by Robert Stevenson, and the harbour works were constructed successfully. The harbour was handed over to the Stonehaven Town Council in 1962.

The town has a large selection of shops and restaurants. There are many activities in the area as well as places of historic interest. This location is also well known for equestrian activities, wildlife, golf, walking, sea fishing, and cycling, which are only a few of the activities available in the area. For those looking for a wider range of cultural experiences, the city of Aberdeen offers a further large selection of restaurants, museums, theatres, and parks. Aberdeen city offers further excellent bus and rail services with national and international flights being provided from Dyce Airport.

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