

FOR SALE



Landale Court, Chapelton

2 Bedrooms, 1 Bathroom, Apartment

£196,000 Offer's Over



- Located in a supportive, age-specific community
- Property has to be viewed
- Spacious 2 Bed Flat
- Gas Central Heating
- Local Amenities Close by
- Excellent transport links
- LARN: 1905074

Lovely Landale Court is situated within the desirable coastal town of Chapelton near Stonehaven, presents an excellent opportunity to acquire a well-positioned home within the sought-after Landale Court retirement community. This modern property benefits from peaceful residential surroundings while remaining conveniently close to a wide range of local amenities, offering a beautiful setting for a variety of buyers.

Stonehaven is renowned for its charming harbour, scenic coastline, and strong sense of community. Residents enjoy easy access to a variety of shops, supermarkets, cafés, and restaurants, including health services and well-regarded nursery, primary and secondary schooling. The historic and natural beauty of Aberdeenshire offers excellent leisure facilities, including coastal walks, golf courses, and the popular open-air swimming pool, all contributing to an enviable lifestyle on the North East coast of Scotland.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The property is particularly well placed for commuters, with easy transport and links via the A90 providing direct access north to Aberdeen with Dundee and Edinburgh to the south. Stonehaven's railway station further enhances connectivity, offering regular services to Aberdeen plus direct rail service to Edinburgh and Glasgow including airport access to all three cities. Combining a tranquil residential environment with the convenience of nearby amenities and transport connections, Landale Court is perfectly suited to those seeking a balance between everyday engagement and coastal enjoyment.



LIVING ROOM This inviting living room offers a bright and spacious environment designed for comfort and ease of living. Bathed in natural light from the large Juliette window, the room enjoys a warm and airy atmosphere, complemented by neutral décor and soft carpeting. Enjoying a green and pleasant outlook, coastal views and a calm, peaceful setting, this welcoming living space is perfectly suited to relaxed retirement living, combining low maintenance with a homely feel.

KITCHEN This well-appointed kitchen is thoughtfully designed to maximise both space and functionality, featuring a modern range of fitted wall and base units complemented by ample worktop surfaces giving a clean, bright and contemporary gloss finish. A selection of Neff integrated appliances enhances the streamlined look, while generous storage ensures efficient everyday use. The layout makes excellent use of the available space, offering an efficient and user-friendly environment ideal for preparing meals with ease.

MASTER BEDROOM This well-proportioned double bedroom offers a bright and inviting space, ideal for relaxation. The room benefits from a large sash window that allows for an abundance of natural light, complemented by neutral décor and warm-toned flooring to create a calm and welcoming atmosphere. A neatly arranged layout provides more than enough



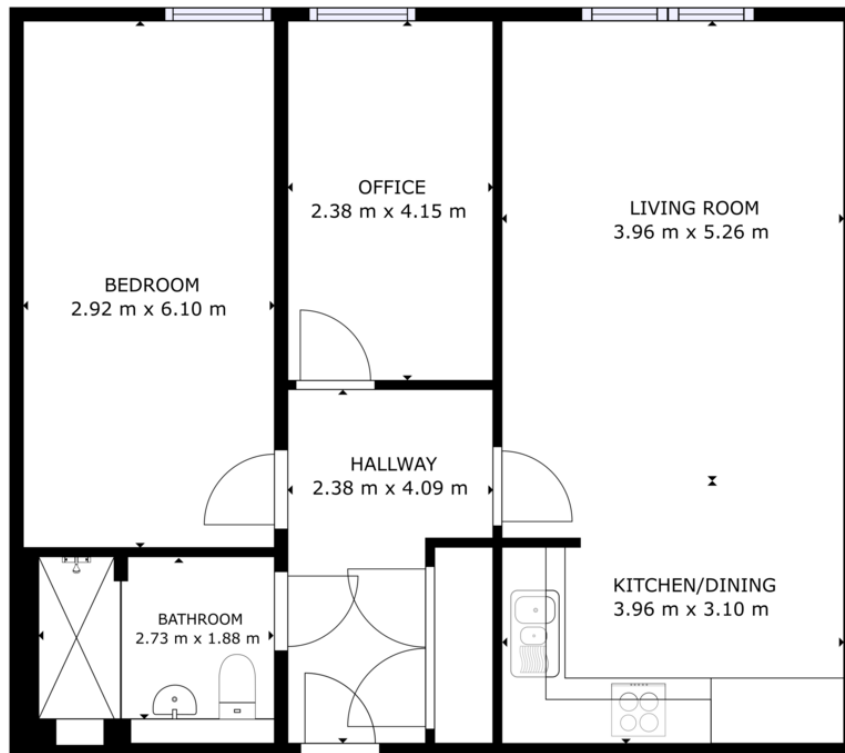
space for a double bed alongside additional bedroom furnishings plus free-standing wardrobe, ensuring excellent storage options. Perfectly suited as a principal bedroom, this space combines functionality with a clean, modern aesthetic, making it ready for immediate occupation.

BEDROOM TWO This versatile room is well-suited for use as a comfortable bedroom, home office, or study, offering a neatly arranged living space. A large sash window invites plenty of natural light. The room would comfortably accommodate essential furnishings, with space for a bed or workspace configuration, this room would make an excellent guest bedroom or dedicated work-from-home space.

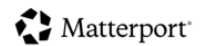
SHOWER ROOM This stylish and well-appointed level access shower room has been thoughtfully designed with both comfort and practicality in mind. Featuring a modern suite, the space includes a walk-in shower with glass enclosure, a contemporary wash hand basin, and a low-level WC. Finished in neutral tones with quality tiling throughout, the room offers a bright and clean aesthetic. The layout is both functional and accessible, making it particularly well-suited to retirement living.

HALLWAY A well-proportioned hall includes a double sized cupboard, housing a Neff automatic washing machine, surrounded by plenty of storage space.





GROSS INTERNAL AREA
 FLOOR 1: 79.47 m²
 TOTAL: 79.47 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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