



# Lovely coastal & village setting

1 West Street, Johnshaven, Kincardineshire, DD10 0HL

Freehold







Hallway • Open plan living room and dining • Kitchen •  
5 bedrooms • Office • Shower room • Bathroom  
Garage & workshop

Extensive garden with remains of a former cottage  
About 0.33 acres • EPC rating = E

#### Distances

Inverbervie 4.5 miles, Montrose  
10 miles, Stonehaven 14 miles,  
Aberdeen 30 miles, Dundee  
44 miles.

#### Situation

1 West Street is located in a  
dramatic position, right on the  
coast, in the historic fishing  
village of Johnshaven in  
Kincardineshire, which was in  
1722 believed to be "amongst  
the first fishing towns of  
Scotland" (Statistical Account).

It is a most attractive village, set  
just off the A92 coastal road,  
with narrow streets still  
overlooking its harbour with a  
slipway. There is a well known  
local lobster merchant, hotel  
and pub, local shop, coffee shop,  
art studio, tennis courts and a  
primary school. It is situated to  
the south of Inverbervie and  
north of St Cyrus. This part of  
the coastline features rugged  
rocky outcrops and cliffs,  
together with sandy bays and  
beaches, including that at St

Cyrus which is also a nature  
reserve. There are a number of  
other small harbours, including  
Gourdon and Catterline, from  
which sea fishing and sailing can  
also be undertaken, and the area  
is a haven for artists.

Johnshaven is situated  
midway between Montrose and  
Stonehaven. There is further  
local shopping in Inverbervie.  
More extensive facilities are  
found in Montrose and in  
Stonehaven where the Mackie  
Academy provides secondary  
schooling. Further secondary  
schooling is available at Mearns  
Academy in Laurencekirk.  
Lathallan School, at Johnshaven,  
is a well known local private  
school. The A92 coast road and  
the inland A90 dual carriageway,  
give fast access north to

Aberdeen and its airport, which  
has been much improved by the  
opening of the Western  
Peripheral Route, and also south  
to Dundee. Aberdeen, 'the  
Granite City,' provides all the  
services expected of a major city  
and its airport has a range of  
domestic and European flights.  
Montrose, Laurencekirk and  
Stonehaven are on the main east  
coast railway line, and there is a  
sleeper service to the south and  
regular services to Aberdeen.

Away from the coast the  
range of outdoor pursuits is  
impressive. Fishing can be taken  
on the North and South Esks,  
and on the River Dee. There are  
numerous golf courses including  
those at Stonehaven, Montrose  
and Edzell. Inland lie the  
Grampian mountains which



provide some of the best hill walking in eastern Scotland.

#### Description

1 West Street is a delightful and most attractive house which dates from about 1830. Situated at the junction of West Street and South Street, its garden runs down to the sea front, and as such it has dramatic views out to sea. It is a pretty three storey house, which is stone built with a slate roof. From the street, steps with cast iron railings lead to the middle floor, while an entrance door from the garden, opens on to the ground floor. It is thought that at one point the house was divided into four properties, with a further three in the garden and that the outbuildings were once

a shop. There is still the ruins of one of the cottages, which is believed to have been last occupied in the mid 20th century. The frontage from the street is most attractive and the house is Listed Category C. The listing describes how this "elevation with its central glass and timber door and flanking windows is a particular feature and the oversailing steps are an elegant detail. The ruinous cottage in the garden adds to the interest... and is likely to predate the house." The house has been owned by the sellers since the mid 1990s and was primarily used as a lovely family home, although for the last few years was very successfully used as a holiday letting cottage.

Since acquiring the house the

owners have undertaken substantive renovations, while very much preserving its character and charm. It was re-roofed in 2001, while the middle floor was fully refurbished in 2004. In 2010 double glazed windows were installed and in 2012 the ground floor was fully refurbished including a new shower room and kitchen, with the latter opening up into an open plan living room and dining room. In 2017 the central heating was renewed, and the first floor bathroom and top floor bedrooms were refurbished. The roof over the outbuilding and garage was also renewed in recent years. The house is now extremely well presented. With the open plan accommodation

on the lower level, three bedrooms and an office on the middle floor, together with two further bedrooms on the top, serviced by both a bathroom and shower room, it is well laid out for family living, or given its location, for use as a holiday property.

Covered steps from the garden lead up to a partially glazed door to an entrance vestibule with a tiled floor and an inner glazed door to the hallway. This has stairs to the first floor and an understair storage cupboard housing a Samsung washing machine. A glazed door opens to the open plan living room and dining room. The living area has a wall mounted LG TV, and an alcove with display shelves and





cupboards below. The dining area has a period cast iron fireplace with a wooden mantel. An opening leads through to the fully fitted kitchen which as well as sea views has wooden wall and floor units with soft closing drawers, granite worktops, tiled splashbacks and a sink. Appliances include a De Longhi dual fuel range cooker with two ovens and five gas burners and extractor, Bosch dishwasher and an LG American style fridge freezer with ice and water dispenser. There is a movable island unit with a wooden worktop. Also off the hallway is a partially tiled shower room with corner shower cubicle, double washbasin with vanity unit, WC and Karndean flooring.

The wooden staircase leads up to the middle floor with double opening entrance doors. Bedroom one has views to the sea, fitted hanging and shelved wardrobes, under window shelves and an understair recess. The bathroom has partial wet walling, a bath with shower, washbasin with vanity unit, bidet and WC. The office is currently used as an additional bedroom. Bedroom two has fitted shelves, while bedroom three has built in hanging and shelved cupboards and under window shelves. Wooden stairs continue up to the top floor which has two further bedrooms with under eaves storage and Velux windows.

Attached to the side of the house is a stone built outbuilding

with a box profile roof. This incorporates a garage with a Zanussi dryer, and a workshop / store with a part stone flag floor and which houses a Worcester boiler. The garden is enclosed and is mainly down to lawn with some shrubs. The former stone built cottage (4 m x 8.4 m approx) used to have a pantile roof.

#### **General Remarks Viewing**

Strictly by appointment with Savills - 01356 628628.

#### **Directions**

If coming from the south on the A92 coast road (Montrose to Stonehaven), some 3 miles north of St Cyrus, turn right signposted Johnshaven.

Continue down the hill for 0.3 miles and at the phone and post boxes turn right on to Main Street. Continue on to Balandro Loan and the house will be seen directly ahead.

If coming from the north on the A92, continue past Inverbervie for some 3.5 miles and the turning into Johnshaven will be seen on the left. Proceed as above.

Alternatively from the A90 dual carriageway (Aberdeen to Dundee) take the B9120 at Laurencekirk, signposted for St Cyrus. Proceed over the Hill of Garvock to the junction with the A92. Turn left and proceed for 2 miles and the turning to Johnshaven will be seen on the right. Proceed as above.





### Outgoings

Aberdeenshire Council South – Currently 1 West Street is assessed for rates but it qualifies for 100% small business relief.

### Energy Performance Certificate

EPC rating = E

### Solicitors

Scott Alexander, 46 High Street, Montrose, Angus, DD10 8JF.

### Services

Mains water, electricity and drainage. Oil fired central heating and propane gas for cooker.

### Fixtures and Fittings

Fitted floor coverings, blinds and light fittings are included.

### Environmental Stipulations

1 West Street is Listed Category C and lies within the Johnshaven Conservation Area.

### Access

There is a fenced off public footpath across the south west corner of the garden giving access to the foreshore.

### Servitude Rights, Burdens and Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes,

whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

### Possession

Vacant possession and entry will be given on completion.

### Offers

Offers must be submitted in Scottish Legal Form to the Selling Agents. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the Selling Agents following inspection.

### Purchase Price

A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the seller or his agents.

**1 West Street, Johnshaven, Kincardineshire, DD10 0HL**

**Gross internal area (approx)** 146.6 sq m / 1578 sq ft

(Excluding Void)

**Garage / Workshop** 51.7 sq m / 556 sq ft

**Total** 198.3 sq m / 2134 sq ft

Including Limited Use Area (14.3 sq m / 154 sq ft)

**Ruaraidh Ogilvie**

Savills Brechin

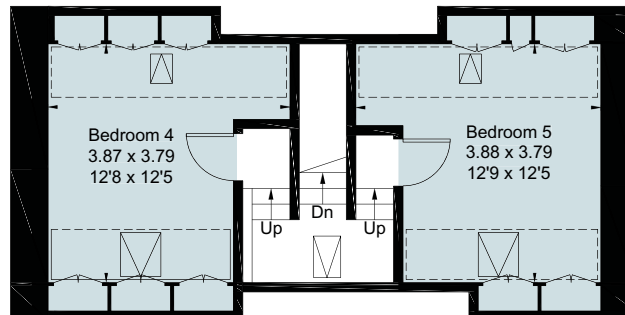
**01356 628628**

brechin@savills.com

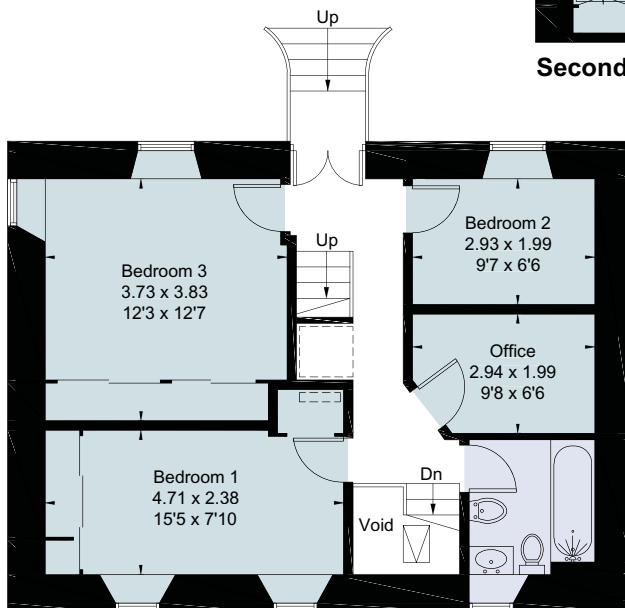


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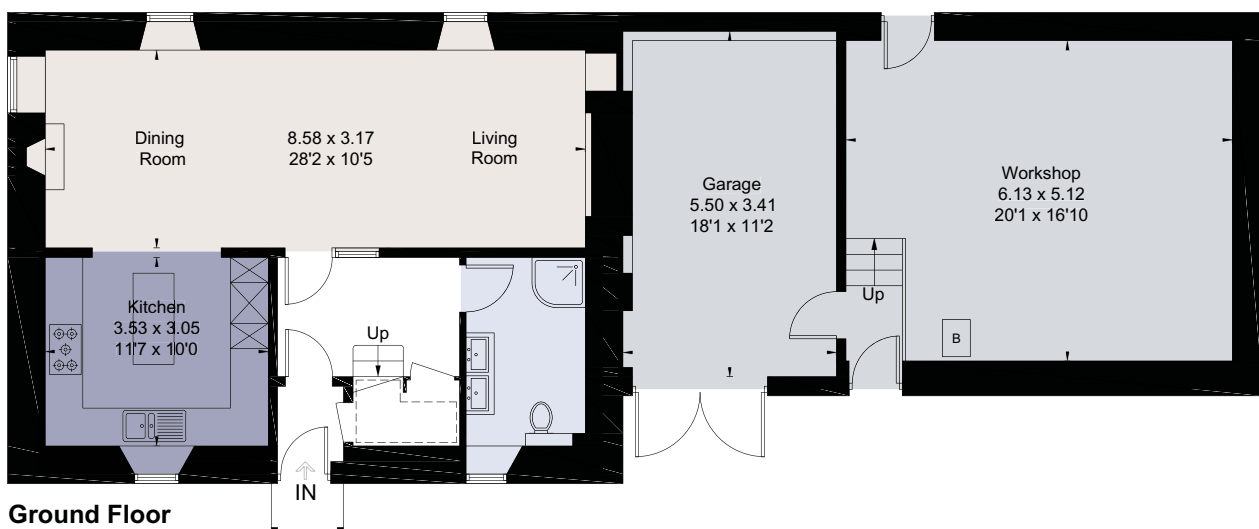
**Second Floor**



**First Floor**



□ = Reduced head height 1.5m



**Ground Floor**

For identification only. Not to scale. © 21/03/29 SMcG

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