



McEwan Fraser Legal

Solicitors & Estate Agents

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223 High Street

LAURENCEKIRK, ABERDEENSHIRE, AB30 1BQ

LOCATION

Laurencekirk is a long established small town in the old county of Kincardineshire, which lies off the A90 dual carriageway, twenty-seven miles from Aberdeen and thirty-six miles from Dundee. The town has a strong local community and a diverse range of local amenities, including a modern primary school and recently finished secondary school with a fantastic community facility, nursery and after school club. Private schooling is also available locally at Lathallan School, Johnshaven. There is also a wide range of local shops serving everyday needs, hotels, banking facilities and other leisure facilities in and around the town centre. There is also a thriving east coast railway station in the town. The nearby town of Montrose provides a range of shopping, business and a new modern leisure/swimming complex providing facilities for numerous sporting events. Many more services and attractions are close by creating a high standard of living for those in the local area.

Marykirk (River North Esk

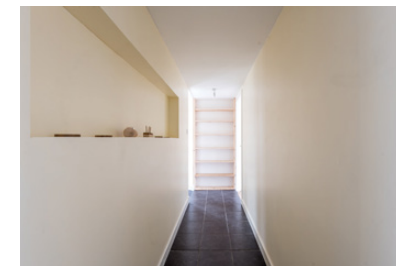
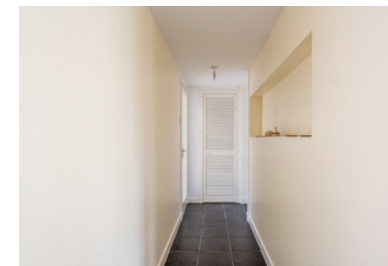
PROPERTY

We are delighted to offer for sale this charming three bedrooms semi-detached cottage located in the heart of Laurencekirk and situated within walking distance to all local amenities including the railway station. The property has recently seen some fantastic upgrades and renovated to an exceptionally high standard by the current owner. With fantastic open plan living, the immaculate well equipped kitchen has a multitude of modern wall, base and drawer units with contrasting work surfaces and integrated appliances. The spacious naturally bright lounge decorated in neutral tones featuring a front facing aspect with a newly fitted wood burning stove and offers ample space for dining furniture, ideal for formal dining and entertaining. The utility room has access to the rear porch, garden and guest WC with electric power shower. Master bedroom with changing area and completing the ground floor is the newly tiled, family bathroom, fitted with a three-piece white suite.

Upstairs, the upper landing gives way to two generous size bedrooms, both of which have large bay windows making it naturally bright, and a built-in double wardrobe in bedroom two provides ample storage space. There is also ample storage cupboards on the generous sized landing. Both bedrooms landing and stairs have recently had new carpets laid and have been decorated in a fresh neutral tone.

The property further benefits from full UPVC windows and external doors, with modern and cost effective panel heaters throughout. The property would suit the young family, the professional couple or a fantastic first purchase. Early viewing is a must to appreciate the high standard and accommodation on offer.

A fantastic rear garden accessed by double gates from the high street is laid mainly to lawn with various mature shrubs, plants, and seasonal flowers. A boundary hedge and fence provides a private and secure garden area for children and pets alike, also fantastic for entertaining, alfresco dining and enjoying the sun. A large wooden workshop with light completes this garden.

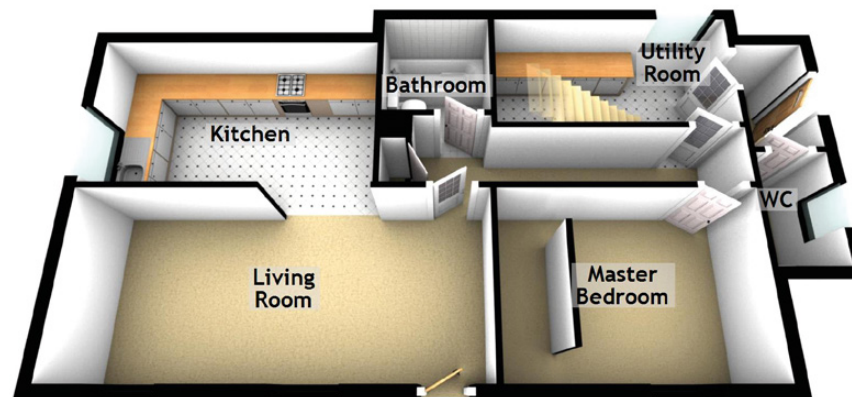


SUNROOM / GARDEN





SPECIFICATIONS / FLOOR PLAN



Approximate Dimensions
(Taken from the widest point)

Living Room	6.35m (20'10") x 2.87m (9'5")
Kitchen	4.69m (15'5") x 2.51m (8'3")
Utility Room	3.92m (12'10") x 1.90m (6'3")
Master Bedroom	3.97m (13') x 2.87m (9'5")
Bedroom 2	4.14m (13'7") x 4.08m (13'5")
Bedroom 3	3.41m (11'2") x 3.41m (11'2")
Bathroom	1.87m (6'2") x 1.76m (5'9")
WC	1.82m (6') x 1.10m (3'7")

Gross internal floor area (m²) - 113 m²

EPC Rating - E

Extras
(Included in the sale)

All fitted floor coverings, blinds, curtains, light fittings and integrated appliances will be included in the sale.

REFURBISHED TO AN EXCEPTIONAL HIGH STANDARD

BEDROOMS / BATHROOM / WET ROOM

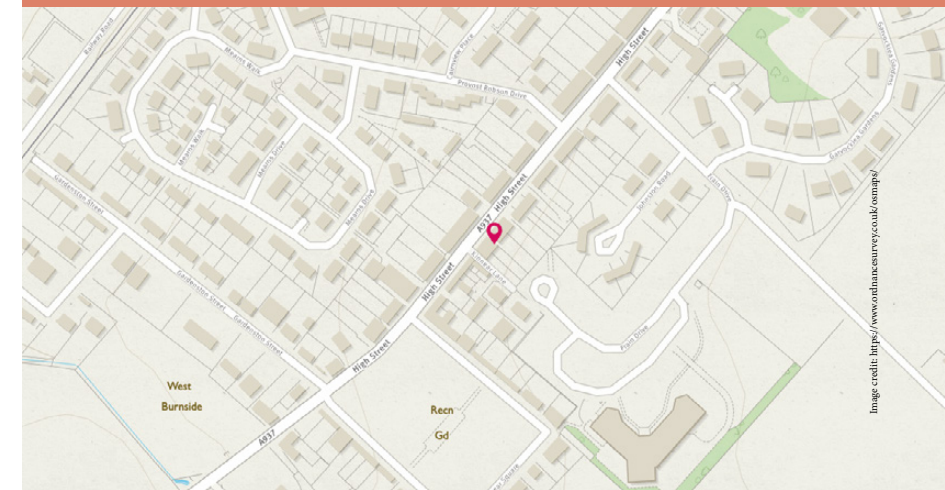
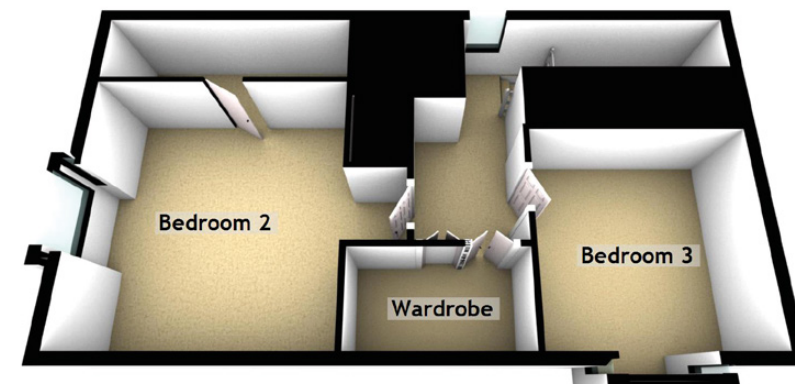


Image credit: <https://www.ordnancesurvey.co.uk/maps/>

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Text and description
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