





McEwan Fraser Legal

Solicitors & Estate Agents

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1 Victoria Cottages

MAIN STREET, LUTHERMUIR, LAURENCEKIRK, AB30 1YR

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Luthermuir is a village with humble beginnings, which lies adjacent to the A90 dual carriageway halfway between Aberdeen and Dundee and within the Aberdeenshire Local Authority and is near Laurencekirk. Located on a moor near the Water of Luther. This traditional village of clay “biggins” was home to cottage weaving and the workers who laboured in the area draining the Howe. The last of the local weavers in the area, William Taylor, continued with the production of double damask table linen on his Jacquard loom until the last decades of the 20th Century. The loom can now be seen, still in use, in the House of Dun, near Montrose. Luthermuir has its own primary school. The Scots Corner pub provides a focal point for villagers and is popular with diners both local and from further afield. Sauchieburn Hotel, half a mile from the village, is also a popular dining spot. Today village life revolves around its hall, recreation ground, and the school. Disturbed less by modern housing developments, most changes have been to improve the traditional cottages.

We are delighted to offer onto the market this three double bedroom semi-detached property with an extensive area of rear garden grounds.

The accommodation comprises of a lounge/dining area which leads onto the kitchen fitted with base units and slot in cooker with two storage cupboards. The third bedroom is versatile and could be used as a second reception room or formal dining room. The shower room consists of a WC, basin, shower and is completed with a wet wall. The conservatory is a great space for family entertaining which overlooks the beautifully kept garden grounds. Upstairs there are two double bedrooms with bay windows. The master bedroom benefits from storage cupboards.

Externally, the property has a drive and a timber-built garage. The rear garden is beautifully landscaped with a patio area for summer dining and an extensive area of lawn with a greenhouse. There is potential to extend the property or build a large summerhouse/ office space to the rear providing the new purchaser gets planning permission.













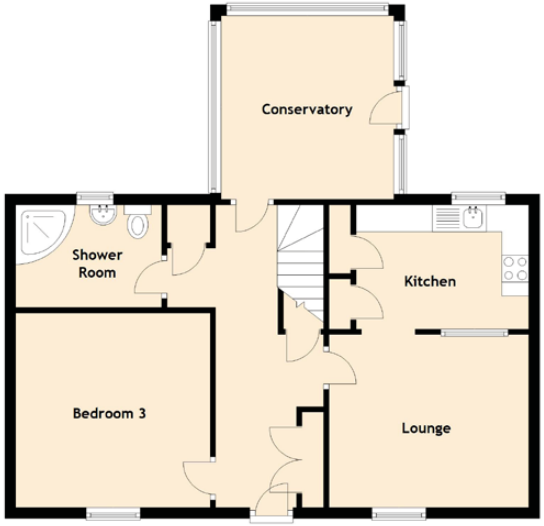


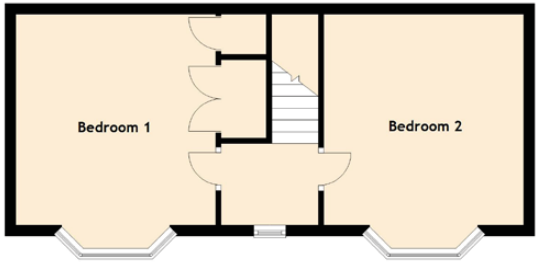




SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP





Approximate Dimensions (Taken from the widest point)

Lounge	3.70m (12'2") x 3.20m (10'6")
Kitchen	3.20m (10'6") x 2.30m (7'7")
Conservatory	3.40m (11'2") x 3.20m (10'6")
Bedroom 1	3.90m (12'10") x 3.70m (12'2")
Bedroom 2	3.90m (12'10") x 3.70m (12'2")
Bedroom 3	3.60m (11'10") x 3.60m (11'10")
Shower Room	2.70m (8'10") x 1.80m (5'11")

Gross internal floor area (m^2): 106m^2 | EPC Rating: G

Extras (Included in the sale): Fitted appliances, floor coverings and light fittings.

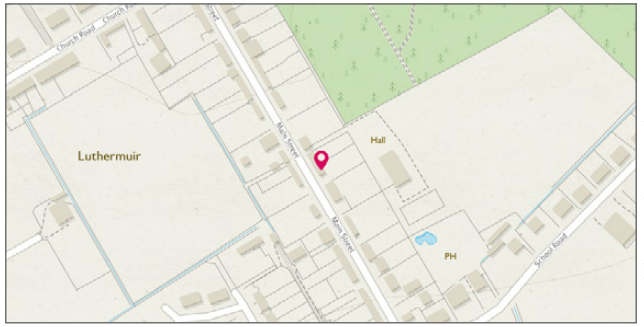


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Part Exchange Available

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