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Aberdeen

399 Union Street
AB11 6BX
Tel 01224 56 46 36

Banchory

75 High Street
AB31 5TJ
Tel 01330 82 29 31

Ellon

7 The Square
AB41 9JB
Tel 01358 72 07 77

Inverurie

6 North Street
AB51 4QR
Tel 01467 62 93 00

Stonehaven

1 Market Buildings
AB39 2BY
Tel 01569 76 29 47

E-mail:

property@raeburns.co.uk

www.raeburns.co.uk

46 GARDENSTON STREET, LAURENCEKIRK, AB30 1UG



**Three Bedroomed Semi Detached
Dwellinghouse**

OFFERS OVER
£205,000

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Accommodation Overview

Hall, Lounge, Dining Kitchen, Rear Hall, Cloakroom and Bedroom. Upper Floor: Two further Bedrooms and Shower Room. Gardens.

This charming three bedroomed semi detached dwellinghouse, located in the heart of the picturesque town of Laurencekirk, within easy commuting distance to Aberdeen, has a lot to offer in terms of accommodation and beautifully landscaped gardens. Benefiting from gas central heating and triple glazing, the property has been well maintained by the current owner and represents a good level of accommodation on two levels. A welcoming hallway gives access to a spacious bedroom and a well proportioned lounge enjoys a front facing aspect and is further enhanced by the gas fire on an attractive mantel. From here access is given to the dining room on open plan with a well equipped kitchen overlooking the rear garden. The rear hall has a large walk-in cupboard housing the central heating boiler and provides storage space, a convenient cloakroom and door to the side of the property. Stairs from the hall lead up to the remaining two double bedrooms and shower room which completes the accommodation. Externally, there is an enclosed garden thoughtfully planned and planted with a attractive shrubs and flowering plants offering a perfect place to relax and enjoy the sun in the summer months. Early viewing is highly recommended.



Hallway

3.46m x 1.12m (11'4" x 3'7") approx.

Accessed via a uPVC door and neutrally decorated with vinyl flooring, the hallway gives access to the bedroom, lounge and upper floor. Understair storage space.

Lounge

4.81m x 3.73m (15'8" x 12'3") approx.

With a front aspect and neutral décor, the lounge boasts a gas fireplace with an attractive stone hearth and surround. Access to dining room. Fitted carpet.

Dining Room/Kitchen

5.97m x 2.90m (19'6" x 9'5") approx.

On open plan with the kitchen, the room offers ample space for dining furniture. Fitted carpet. The kitchen is fitted with solid wood wall and base cabinets incorporating ample work surface with tiled splashback, a composite sink with drainer and mixer tap, and gas hob with oven below and extractor fan above. Appliances include an under counter fridge and freezer and there is space for a washing machine and dishwasher. A bank of windows overlook lovely mature gardens. Vinyl flooring.



Bedroom 1

4.44m x 3.60m (14'6" x 11'8") approx.

Located on the ground floor with front aspect and with ample space for free standing furniture. Fitted carpet.

Rear Hall

2.74m x 1.17m (9'0" x 3'9") approx.

Accessing the kitchen, cloakroom and door to the side of the property. A large walk-in cupboard houses the central heating boiler.

Cloakroom

1.54m x 1.22m (5'0" x 4'0") approx.

Fitted with a wash hand basin and w.c. Opaque window to the rear. Vinyl flooring.



Upper Hall

Accessed via a carpeted staircase, the upper hall gives access to two further double bedrooms and bathroom. A Velux window allows natural light in.

Bedroom 2

3.55m x 3.68m (11'7" x 12'0") approx.

Double bedroom with front facing dormer window. Fitted carpet.

Bedroom 3

3.65m x 3.46m (12'0" x 11'4") approx.

Another double bedroom with fitted bedroom furniture providing excellent storage space. Fitted carpet.

Shower Room

2.03m x 1.75m (6'7" x 5'8") approx.

Fitted with an extra long shower tray with glazed screen and aqua panelled around with electric shower. Wash hand basin and w.c. Depp shelved linen cupboard. Lino flooring.



Outside

The delightful rear garden has been well planned and is mainly laid to lawn with a well stocked variety of attractive conifers, young trees, shrubs and seasonal plants. Nestled in the corner is a patio area ideal for barbecues and dining al fresco during the summer months. The summerhouse, two sheds and greenhouse are included in the sale. Access to the side gate. On-street parking available to the front.

Location

Laurencekirk is an old market town in the heart of the 'Howe o' the Mearns' valley lying approximately 13 miles south of Stonehaven and is well served by local shops, hotels and a healthcare centre. Primary and secondary schooling are both available within the town. Laurencekirk's railway station allows for easy commuting to both the north and the south, while the A90 is only a short distance away bringing nearby towns and cities such as Montrose, Brechin and Dundee into easy reach.

Notes

Gas central heating. Triple glazing. EPC=D. Only some light fittings and window dressings will be included in the sale. All floor coverings to be included. Washing machine and tumble dryer are not included.

Viewing

Please telephone 07709 222146 or 07842 170482 or the Selling Agent's Stonehaven Office.

Office Reference: NEM/AK/Stonehaven

WHILST THESE PARTICULARS ARE BELIEVED TO BE CORRECT, THEY ARE NOT GUARANTEED AND ARE NOT TO FORM PART OF ANY CONTRACT OF SALE.



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