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**3 KING STREET, INVERBERVIE, DD10 0RQ**



**Two Bedroomed Terraced Dwellinghouse  
in Peaceful Village**

OFFERS OVER  
**£150,000**

# 3 KING STREET, INVERBERVIE, DD10 0RQ

## Two Bedroomed Terraced Dwellinghouse in Peaceful Village

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### Accommodation Overview

**Entrance Vestibule, Hallway, Lounge, Kitchen/Diner, Rear Hall and Cloakroom. Upper Landing: Two Double Bedrooms and Bathroom. Rear Garden.**

Set within the peaceful coastal village of Inverbervie and close to all local amenities including the school and travel links, we are delighted to offer for sale this two bedroomed terraced dwellinghouse. Spanning two floors, the property comprises a bright hallway leading to the spacious lounge, a stylish modern kitchen/diner with recent upgrades, and a handy ground floor cloakroom. Two good sized double bedrooms and a bathroom are located on the first floor and complete the accommodation. The enclosed low maintenance sunny rear gardens are mainly laid with paving and a decking for enjoyment of outdoors in the summer months. Viewing of this property is highly recommended.



## Entrance Vestibule

A part glazed uPVC exterior door gives access to the welcoming entrance vestibule. Storage cupboard provides good storage facilities and houses the consumer unit.

## Hallway

A 15 pane glazed door leads into the hallway which gives access to all ground floor accommodation. Carpeted staircase ascends to the first floor with an understair space providing a useful storage area.

## Lounge

**5.25m x 3.10m (17'3" x 10'2") approx.**

Overlooking the front of the property, this bright lounge has ample space for freestanding furniture. TV point. Laminate flooring.

## Kitchen/Diner

**3.92m x 2.91m (12'10" x 9'7") approx.**

Located to the rear and overlooking the garden, the well appointed kitchen is fitted with a range of wall and base units with splashback tiling and ample worktop space incorporating a 1.5 composite sink with drainer. Integrated appliances include hob and oven/grill. Space for under counter white goods. Dishwasher and fridge are included in the sale. Wall mounted concealed boiler. Tiled flooring. Space for dining table and chairs.



## Rear Hall

The rear hall provides a useful storage area with exterior door to rear garden. Tiled floor.

## Cloakroom

A conveniently placed cloakroom fitted with a white suite comprising w.c. and wash hand basin. Extractor. Tiled floor.

## Upper Landing

Stairs from the hallway lead to the first floor and all remaining accommodation. Access hatch to loft space. A cupboard provides excellent storage facilities.

## Double Bedroom 1

**4.02m x 3.48m (13'2" x 11'5") approx.**

This double bedroom has two windows allowing an abundance of natural light into the room. Ample space for a range of freestanding bedroom furniture. Excellent storage provided by a built-in cupboard and large fitted wardrobes. Laminate flooring.



## Double Bedroom 2

**4.00m x 3.09m (13'1" x 10'2") approx.**

The carpeted bedroom overlooks the rear of the property with space for freestanding furniture. A fitted wardrobe provides good storage facilities.

## Bathroom

**1.93m x 1.85m (6'4" x 6'1") approx.**

The fully tiled bathroom is fitted with a white suite comprising a w.c., wash hand basin with over bath mains shower. An opaque window allows plenty of natural light into the room.

## Outside

The enclosed low maintenance sunny rear gardens are mainly laid with paving with a decking for enjoyment of the outdoors during the summer months. Outside tap. Timber shed.



## Location

Inverbervie is a pleasant coastal town lying approximately 11 miles south of Stonehaven and within easy commuting distance of both Aberdeen and Montrose. The town is well served by shops, a leisure centre, medical centre and local library. Primary schooling is available locally while secondary education is available at Mackie Academy in Stonehaven or at Mearns Academy in Laurencekirk. The beach is a short walk away, and there are several play parks throughout the village.

## Directions

Travelling south on the A92 coast road from Stonehaven, continue to Inverbervie. On entering Inverbervie, King Street is the main road through and number 3 is on the right hand side opposite the Market Square, as indicated by our For Sale board.

## Notes

Gas central heating. Double glazing. EPC=C. To be sold inclusive of all fitted floor coverings, curtains, blinds and light fittings, along with the dishwasher and fridge.

## Viewing

Please telephone the Selling Agent's Stonehaven office.

## Office Reference: NEM/LM/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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