Caldhame Feus, Main Street | Luthermuir | AB30 1YR

Offers Over £205,000

T. DUNCAN & CO.

Solicitors ● Estate Agents

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This detached cottage in the Aberdeenshire village of Luthermuir must be viewed to appreciate what it has to offer, the property has been renovated throughout, insulated and re-plaster boarded, new doors facings, skirtings, with wooden effect floor tiles throughout areas of the house. With off street parking for several vehicles within the extensive rear garden, which is set out with patio areas, grassed, and stoned areas with summer house and shed included in the sale. The property consists of two double bedrooms, family shower room, lounge, study, brand new fitted kitchen with Bosch appliances, and sunroom/dining room. The property also benefits from oil central heating with newly installed boiler with a 7 year warranty and double glazing.

Luthermuir provides easy access to the A90 for the easy commute to Aberdeen and Dundee, it has its own primary school and local church. There is a bus service which connects Luthermuir to Laurencekirk, Auchenblae and Montrose.

- Detached cottage
- Lounge: 10’3 x 15’8 (3.15m x 4.83m)
- Bedroom 2: 9’10 x 14’7 (3.04m x 4.57m)
- Study: 6’5 x 16’3 (1.97m x 4.97m)
- Master Bedroom: 9’1 x 17’1 (2.78m x 5.22m)
- Kitchen: 18’6 x 9’9 (5.66m x 3.01m)
- Sunroom/Dining Room: 11’1 x 9’7 (3.38m x 2.97m)
- Family Bathroom: 6’4 x 9’8 (1.96m x 2.99m)
- Off Street Parking for Several Vehicles
- Extensive Rear Garden
- Summer House and Shed

Entering through the front door into a vestibule which is freshly decorated and tiled through to the hallway where there is a double shelved storage cupboard and a radiator.

The front facing lounge looks onto the main street, freshly decorated, tiled wood effect flooring throughout with radiator.

Bedroom 2 is front facing looking out to the main street with a window overlooking the rear garden. There are built in wardrobes with shelving and a radiator.

The study, ideal for those working from home has a Velux window, radiator, with the rear door leading out to the garden.

The master bedroom is front facing with a built-in shelved wardrobe with hanging rails, radiator, and access to the loft space.

Within the hallway there is a shelved cupboard and further access to the rear garden.

The brand new fitted kitchen with the remainder of a 25 year guarantee is finished to neutral colours with tiled wood effect flooring, fitted to white base and wall units with coordinating work tops incorporating a white sink with mixer tap, integrated microwave and oven, Bosch hob with extractor above, integrated fridge freezer, the appliances have the remainder of their 16 months warranty, vertical white radiator, breakfast island with power sockets and patio doors which lead to the garden.

The sunroom/dining room is bright with views over the garden, patio doors and a side door give further access to the garden.

The family bathroom has a two-piece suite with vanity units to the toilet and wash hand basin, quadrant shower cubicle with electric shower, chrome radiator and a further vanity unit with mirror and light above.

The garage is currently being used as a handy external utility, the floor is tiled, plumbed for an automatic washing machine and space for a tumble drier, two doors give access to the garden, radiator, wall units and coordinating worktop.

Outside to rear of the property the extensive garden, which is laid to grass and stones, patio areas ideal for the outdoor entertaining, summer house, shed, outside tap and oil tank. There is vehicle access from the main street to the side of the property allowing parking for several vehicles within the rear garden.

GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Services: Oil Central Heating and Double Glazing

Fixtures & Fittings: Carpets, blinds & light fittings incl.

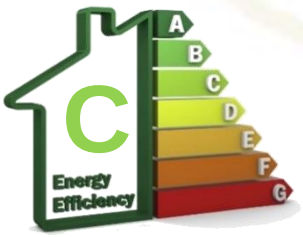
Local Authority: Aberdeenshire Council

Council Tax Band: D

Post Code: AB30 1YR

Home Report: Contact our Property department if you wish us to e-mail a copy of the Report free of charge or to send the URL for you to download

Viewing: By arrangement through agent



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