



11 Cairnview Place | Laurencekirk | AB30 1BT

Offers Over £170,000

T. DUNCAN & CO.

Solicitors • Estate Agent





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This semi-detached house is situated in the town of Laurencekirk, conveniently located within walking distance of many local amenities including shops, health and leisure facilities and schools, as well as the A90 dual carriageway and railway station both giving easy access to Aberdeen and Dundee and many of the surrounding Aberdeenshire and Angus towns.

The property would make an ideal family home with ample off-street parking with garage, front and rear gardens, a bright dining room with access to the spacious lounge with wood burner, modern stylish kitchen, three bedrooms and shower room. The property benefits from gas central heating and double glazing.

- Semi-detached villa
- Dining Room: 10'3 x 11'6 (3.14m x 3.54m)
- Lounge: 13'5 x 15'3 (4.13m x 4.67m)
- Kitchen: 12'3 x 9'5 (3.75m x 2.89m)
- Master Bedroom: 11'8 x 10'9 (3.59m x 3.33m)
- Bedroom 2: 10'4 x 11'6 (3.16m x 3.55m)
- Bedroom 3: 11'2 x 9'1 (3.42m x 2.77m)
- Shower Room: 8'4 x 5'1 (2.55m x 1.55m)
- Front and rear gardens
- Garage
- Summer house
- Outside storage cupboard



Entry from the side of the property through a uPVC door into the hallway where there is a shelved cupboard housing the electrics with a cupboard above, radiator and staircase leading to the upper floor with window giving lots of natural light.

The dining room is front facing with access to the lounge via archway with window overlooking the garden, ample sockets and radiator.

From the dining room into the front facing lounge with bay window flooding the room with natural light overlooking the front garden. There is a wood burning stove set on a tiled hearth, tv point and ample sockets.

The modern kitchen is fitted to wall and base units with coordinating work surfaces incorporating a stainless-steel sink with mixer tap, stainless steel hob with extractor above, breakfast bar, integrated fridge, plumbed for an automatic washing machine, downlighters and access to the garden via the rear door.

Staircase leads to the upper floor with window overlooking the rear garden and on the second landing there is a further window providing ample natural light, radiator, and access to the loft.

The master bedroom is front facing with window overlooking the front garden, built in mirror wardrobes, alcove with dressing table and shelves and radiator.

Bedroom 2 is also front facing overlooking the front garden, painted in neutral colours, and radiator.

Bedroom 3 is rear facing with window overlooking the rear garden, built in wardrobe with hanging rail and shelf and radiator.

The shower room is rear facing and includes a white suite comprising toilet, vanity unit to wash hand basin, radiator, wet walled halfway up on two walls with floor to ceiling wet wall in shower cubicle which has an electric shower.

To the outside of the property, the rear garden is accessed via the kitchen through a uPVC door. The large garden is laid to grass, stone chippings, borders with mature shrubs and wood chips, storage cupboard and patio area to the back door. There is also a summer house with patio area.

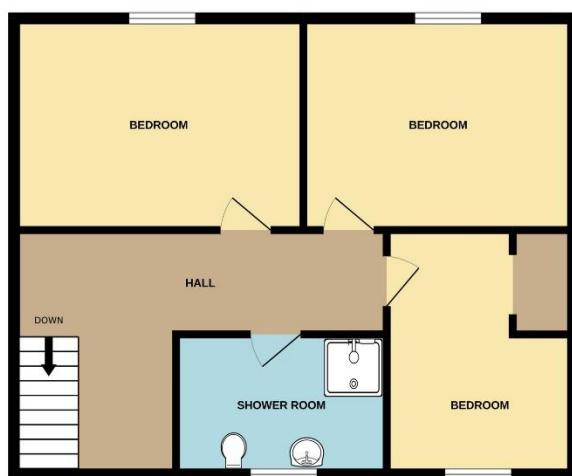
To the front, the easily maintained garden is laid to stone chippings with a stone-built garage with power and light and a driveway giving parking for several vehicles.



GROUND FLOOR



1ST 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 floorplan is for general information only and should not 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: Gas Central Heating and Double Glazing

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

Local Authority: Aberdeenshire Council

Council Tax Band: C

Post Code: AB30 1BT

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



N.B. The foregoing particulars are believed to be accurate. They have been carefully prepared for the guidance of intending purchasers but their accuracy is not guaranteed and they do not form part of any contract of Sale. All measurements are approximate and have been made using an electronic measuring device. The measurements may, therefore, be subject to a slight margin of error. Should the size of any measurement be essential then intending offerors are strongly advised to check carefully for themselves. Prospective purchasers are requested to note their interest with the selling agents in order that they may be advised of any closing date etc. No member of staff of T. Duncan & Co. has authority to give any undertaking or assurance in respect of this or any other property. Please note that none of the services/systems have been tested by our clients or their agents and no warranty is given regarding the condition of same. Please note that this is a draft Schedule.

For a free no obligation valuation of your own property call our Property Department on 01674 672353.

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