



1 Bridge of Leppie | Fordoun | AB30 1NP
Offers Over £160,000

T. DUNCAN & CO.
Solicitors • Estate Agent





1 Bridge of Leppie | Fordoun | AB30 1NP

Offers Over £160,000

This two-bedroom semi-detached property is set on the outskirts of the Aberdeenshire village of Fordoun within walking distance of the local primary school of Redmyre. With excellent transport links to Aberdeen in the North and Dundee and beyond to the South via the A90 and train links from the nearby station located in Laurencekirk. Comprising of lounge, bathroom, dining kitchen set on the ground floor and the two bedrooms on the upper floor, the property benefits from double glazing and oil central heating. To the rear of the property the garden area is laid to stone chippings with ample parking and two vehicle carport, brick workshop & laundry room with plumbing, metal shed and greenhouse.

- Semi-detached house
- Bathroom: 8'3 x 5'2 (2.52m x 1.59m)
- Lounge: 15'2 x 14'7 (4.64m x 4.48m)
- Dining Kitchen: 15'2 x 14'10 (4.63m x 4.57m)
- Bedroom 1: 12'2 x 10'6 (3.72m x 3.24m)
- Bedroom 2: 12'0 x 13'9 (3.67m x 4.23m)
- Outside workshop & laundry room
- Carport and driveway
- Metal shed and Greenhouse



Entering the vestibule and into the hallway, there are two radiators, carpeted staircase leading to the upper level, the understairs storage is shelved and heated.

The bathroom is a four-piece white suite comprising jacuzzi bath, quadrant shower with seat, wash hand basin with vanity unit, tiled from bath to ceiling, pine lined ceiling and two chrome towel rails.

The front facing lounge with bay window floods the room with natural light and provides views across the countryside and the Bridge of Leppie. Marble fireplace surround with electric feature fire and tiled hearth, shelved alcove area, laminate flooring, three radiators and tv point.

The dining kitchen has two windows looking over the Burn Leppie, fitted to base units with coordinating worktops, white sink with mixer taps, the gas cooker in situ is to be replaced by a Range cooker with wok burner and electric oven, fridge freezer to be included in sale, shelved alcove space, laminate flooring, spotlights to the ceiling, two radiators and ample space for family dining.

A staircase leads to the upper level with two Velux window at the top of the landing and ample storage cupboards.

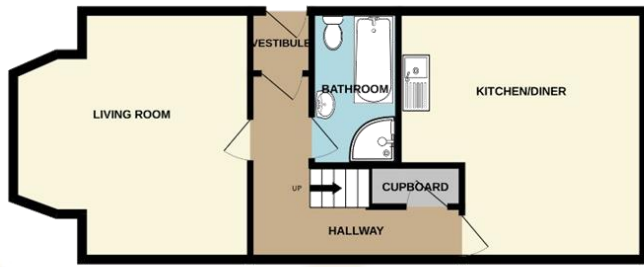
Bedroom 1 is a double room with radiator, standalone WC, window with views to the countryside and the Burn of Leppie.

Bedroom 2 is also a double room with radiator, Velux, and again views to the countryside and Burn of Leppie.

To the outside of the property, the front is laid to stones with a driveway leading to the rear of the property. At the rear there is the workshop and laundry room which is plumbed for an automatic washing machine, oil tank and gas tank, ample parking for several vehicles on a stone chipped area, car port that can accommodate two vehicles, outside tap, slabbed patio area, metal shed and greenhouse.



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 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.
Made with Metropix ©2023

Services: Oil Central Heating and Double Glazing

Fixtures & Fittings: Carpets, blinds & light fittings.

Local Authority: Aberdeenshire Council

Council Tax Band: C

Post Code: AB30 1NP

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

T. DUNCAN & CO.
Solicitors • Estate Agents



143 High Street, Montrose, DD10 8QN

Telephone: 01674 672353

Fax: 01674 678345

E-mail: mpc@tduncan.com

www.tduncan.com



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 offerers 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.