

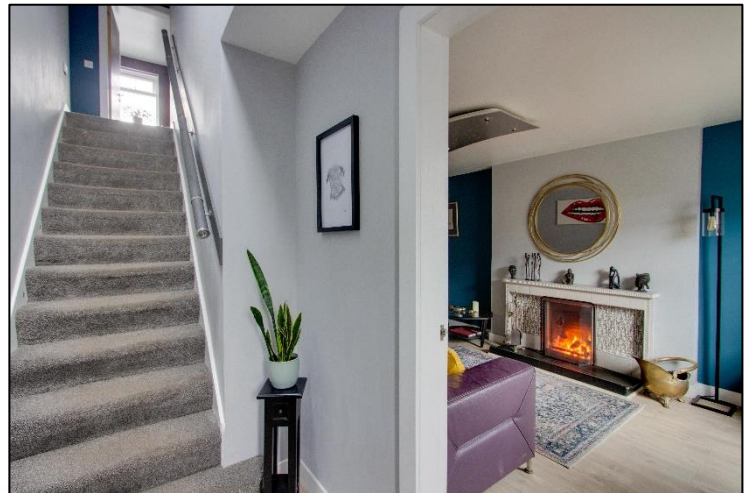


208 High Street | Laurencekirk | AB30 1BP

Offers Over £215,000

£20,000 Below Home Report Valuation

T. DUNCAN & CO.
Solicitors • Estate Agents





208 High Street | Laurencekirk | AB30 1BP

Offers Over £220,000

Centrally located in the popular town of Laurencekirk this gem of a family home is a must view property within easy reach of all the local amenities including train station, primary school and the popular secondary school Mearns Academy. Comprising of lounge, master bedroom with ensuite shower room and walk in wardrobe, dining room with the option of making this a bedroom, cloakroom, open plan kitchen family room, two further double bedrooms and family bathroom complete the living space. With private spacious garden including patio area for entertaining, grassed area with borders, pathway leading to the greenhouse and garage with electric car charger. Completing the external space is the private driveway with parking for several vehicles unique to this central town location property.

- Mid Terraced Dwellinghouse
- Lounge: 10'10 x 17'4 (3.34m x 5.32m)
- Dining Room/Bedroom 4: 10'10 x 8'7 (3.34m x 2.66m)
- Cloakroom: 2'4 x 7'4 (0.73m x 2.27m)
- Kitchen Family Room: 17'0 x 20.5 (5.19m x 6.25m)
- Master bedroom: 9'5 x 9'10 (2.89m x 3.04m)
- Ensuite: 5'6 x 6'7 (1.72m x 2.06m)
- Bedroom 2: 10'3 x 17'9 (3.14m x 5.47m)
- Bedroom 3: 11'2 x 17'3 (3.43m x 5.29m)
- Family bathroom: 6'8 x 5'8 (2.09m x 1.78m)
- Garage with driveway
- Rear gardens



Entrance Hall: Composite front door, vertical radiator with mirror, and staircase leading to the upper floor.

Lounge: Front facing with window, open fireplace with tiled hearth and mantle, laminate flooring, panel radiator, tv point and ample sockets.

Rear Hallway: Under stairs storage cupboard, laminate flooring.

Dining Room/Bedroom 4: Laminate flooring, radiator and patio doors leading out to the garden.

Cloakroom: Toilet, wash hand basin with vanity unit, tiling to vanity unit and a chrome heated towel rail.

Kitchen Family Room: Bright modern open plan kitchen family room fitted to modern base and wall units with coordinating work tops incorporating stainless steel sink with mixer tap, breakfast bar area with under storage, gas hob, double oven, integrated fridge freezer, integrated washing machine, two radiators, laminate flooring, tv point and ample sockets, patio doors leading to the garden.





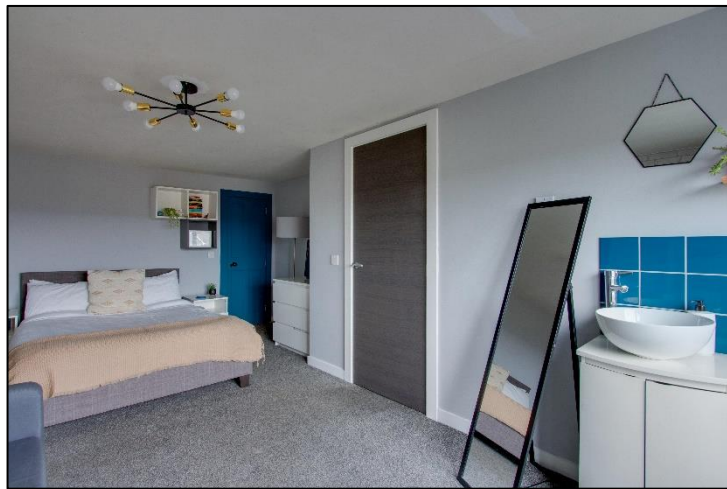
Master Bedroom: Front facing with window, radiator, mirror doors concealing the walk-in wardrobe and ensuite shower room. **Ensuite:** Wet wall all round, toilet, wash hand basin with mirror above, walk in rain forest shower, heated towel rail and storage cupboards.

Carpeted staircase takes you to the upper floor with storage cupboard.

Bedroom 2: Double room with window overlooking the garden, storage cupboard with sliding door, radiator and tv point.

Family bathroom: Three-piece suite comprising wash hand basin with vanity unit, toilet, bath with rain forest shower, wet wall all round, radiator and window.

Bedroom 3: Double room with window overlooking the garden, radiator, tv point, storage cupboard with Velux window.





Outside: The enclosed spacious rear garden is sectioned with parts laid to artificial grass, stoned patio area, outside tap, outside socket, mature borders, stoned areas, grassed area and pathway leading to greenhouse and garage. To the bottom of the garden there is the greenhouse and garage, tarred area in front of the garage allowing parking for several vehicles, electric car charging point. The garage has an up and over door, power and light and the rear is sectioned off to a gym area.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan 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: Central Heating & Double Glazing

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

Local Authority: Aberdeenshire Council

Council Tax Band: C

Post Code: AB30 1BP

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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