



5 Shorelack Court | Gourdon | DD10 0NB

Offers Around £99,950

T. DUNCAN & CO.
Solicitors • Estate Agent





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This main door ground floor apartment with outstanding views over the North Sea is located in the popular seaside village of Gourdon. The picturesque fishing village of Gourdon is conveniently placed providing easy access to the Aberdeen/Dundee A90 dual carriageway and the Angus Coastal Route. Nearby Montrose and the City of Aberdeen offer a full range of services and amenities including supermarkets, shops, hospital, Health Centre and Train Station.

The property, whilst in need of some modernisation offers spacious and well-proportioned accommodation at ground floor level and comprises bright and spacious lounge with uninterrupted views over the North Sea and beyond, Kitchen, Utility Room, three bedrooms and bathroom. The subjects benefit from electric heating and double glazing. In addition, externally there is a courtyard with artificial grass area and bin storage..

This property would suit the needs of a number of purchasers including holiday let, first time or investment and only with viewing will the purchaser appreciate the outstanding views and spacious nature of home for sale.

- Ground Floor Main Door Apartment
- Spacious Lounge
- Kitchen Utility
- Utility Room
- 3 Bedrooms
- Bathroom
- DG & EH
- EPC - D



Hallway: All Accommodation leading off.
Fitted cupboard.

Lounge: Approx. 6mx3.3m. Bright and spacious public room with outstanding uninterrupted views over the North Sea and beyond.

Kitchen: Approx. 3.3mx3m. Good sized kitchen with outstanding, uninterrupted views over the North Sea.



Utility Rm: Approx. 2.1mx1.8m. Space for washing machine and further appliances.

Bedroom 1: Approx 4.8x2.5m. Double bedroom with double glazed window to rear. Fitted wardrobe.

Bedroom 2: Approx. 4.8mx2.8m. Double bedroom with double glazed window to rear. Fitted wardrobe.

Bedroom 3: Approx 3.4mx2.1m. Single bedroom with double glazed window to side



Outside: Courtyard to rear with artificial grass area





Floor plan of a 3-bedroom house. The layout includes a central hall (HALLWAY) connecting several rooms:

- KITCHEN:** 3.29m x 3.01m (top left)
- LOUNGE:** 6.07m x 3.29m (top right)
- UTILITY ROOM:** 2.15m x 1.76m (middle left)
- BATHROOM:** 2.13m x 1.72m (middle left, below utility room)
- WARDROBE:** (middle left, below bathroom)
- CUPBOARD:** (middle, above hall)
- WARDROBE:** (middle, below hall)
- WARDROBE:** (middle right, below hall)
- WARDROBE:** (middle right, below wardrobes)
- BEDROOM:** 3.42m x 2.15m (middle right)
- BEDROOM:** 4.76m x 2.76m (bottom left)
- BEDROOM:** 4.76m x 2.53m (bottom right)

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