



14 High Street | Laurencekirk | AB30 1AB

Offers Over £115,000

T. DUNCAN & CO.

Solicitors • Estate Agent





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Located in the heart of Laurencekirk, this well-presented terraced villa offers bright and spacious accommodation throughout—ideal for first-time buyers, families, or buy-to-let investors.

The property features two generous double bedrooms, a large and airy lounge perfect for both relaxing and entertaining, a modern kitchen with ample storage and workspace, a convenient downstairs shower room, and a well-appointed family bathroom on the upper level.

The home benefits from gas central heating and double glazing (*no warranties are given in respect of these systems*).

Positioned in a central location, the property is just a short walk from local amenities, schools, and excellent transport links—including the nearby train station offering direct routes to Aberdeen and Dundee.

- Terraced Villa
- Bright & Airy Lounge
- Kitchen
- 2 Double Bedrooms
- Shower Room
- Bathroom
- Communal Garden
- EPC – Band D



Vestibule: UPVC double glazed exterior door.

Hallway: Cupboard housing Worcester combi boiler (no warranties given). Staircase to upper floor accommodation.

Lounge: Approx. 6.1mx4.3m(at widest) Spacious public room with two double glazed UPVC windows to front Cupboard Housing electricity meter.



Kitchen: Approx. 1.2mx3.6m. The Kitchen is fitted with a range of base and high level storage units. UPVC double glazed window looking to rear. Door to hallway

Shower Room: Approx. 1.9mx2.5m. Downstairs Shower room fitted with three piece suite incorporating WC wash hand basin shower cubicle.

Bedroom 1 Approx. 5.3mx4.7m. Excellent sized double bedroom with double glazed window to front. Eaves storage.

Bedroom 2: Approx. 3mx4m. Another spacious double bedroom with double glazed UPVC window looking to front.

Bathroom: Approx. 2.6mx3.1m. Three piece white suite comprising WC, washhand basin and bath. Tiling to splashback. Velux window







Services: GCH and Double Glazing

Fixtures & Fittings: Carpets, blinds & light fittings

Local Authority: Aberdeenshire

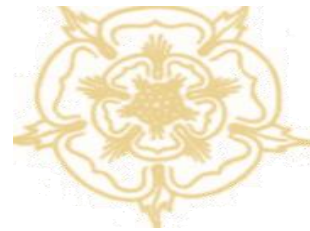
Council Tax Band: B

Post Code: AB30 1AB

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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