



4 Marymill Cottages | Marykirk | AB30 1UT  
Offers Over £89,950

T. DUNCAN & CO.  
Solicitors • Estate Agents







#### 4 Marymill Cottages | Marykirk | AB30 1UT

**Offers Over £89,950**

This charming one-bedroom semi-detached cottage offers a perfect blend of character and modern living in the popular village of Marykirk.

The property features a spacious open-plan lounge and kitchen, ideal for relaxing, a generous double bedroom, a modern shower room, electric heating and triple glazing.

Outside, there is an area of private garden ground adjacent to the cottage, currently home to two timber sheds, but with potential to create off-street parking if desired.

Marykirk is within comfortable commuting distance of Aberdeen, while Montrose lies just a few miles away, offering a full range of amenities and services including shops, supermarkets, leisure facilities, and transport links.

This delightful property would suit first-time buyers, downsizers, or those seeking a peaceful village retreat with excellent connections.

- Semi-Detached Cottage
- Entrance Vestibule
- Open Plan Lounge/Kitchen
- Double Bedroom
- Shower Room
- ECH & Triple Glazing
- Garden
- EPC Band D



#### **Entrance Vestibule**

Welcoming entrance with doors leading to the open-plan kitchen/lounge and shower room. Built-in cupboard providing useful storage.

#### **Lounge / Kitchen – Approx. 6.6m x 3.3m**

Spacious open-plan layout combining a modern fitted kitchen and comfortable lounge area. The kitchen is fitted with a range of modern floor and wall units, with integral electric hob, oven, and extractor hood. Plumbed for an automatic washing machine and with space for a fridge freezer. Ceramic and drainer with mixer tap. The lounge area benefits from triple-glazed window allowing natural light to flow through the space.



#### **Bedroom – Approx. 3.3m x 2.6m**

A bright double bedroom with a triple-glazed front-facing window.

#### **Shower Room – Approx. 2m x 1.5m**

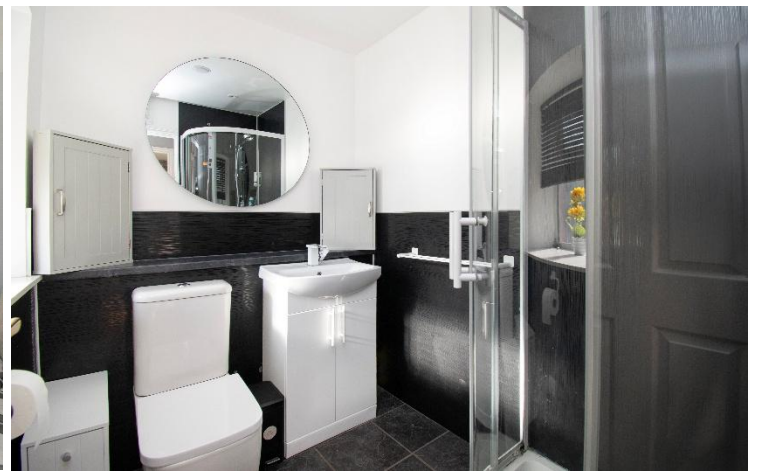
Stylish modern shower room fitted with a three-piece suite comprising WC, wash hand basin set in a fitted vanity unit, and shower cubicle. Includes a wall-mounted mirror and medicine cabinet.

#### **Outside**

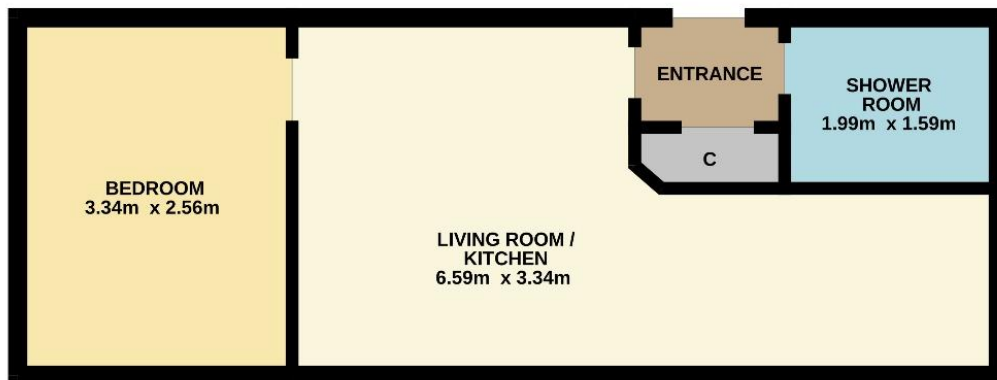
An area of private ground lies adjacent to the property, currently housing two wooden sheds, offering additional storage.







GROUND FLOOR  
31.0 sq.m. approx.



TOTAL FLOOR AREA : 31.0 sq.m. approx.

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.  
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**Services:** Electric Heating & Double Glazing

**Fixtures & Fittings:** Carpets, blinds & light fittings

**Local Authority:** Kincardineshire

**Council Tax Band:** A

**Post Code:** AB30 1UT

**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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