



17 Adamson Drive Laurencekirk | AB30 1FP
Offers Over £249,950

T. DUNCAN & CO.
Solicitors • Estate Agents





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Situated within a well-established residential area of Laurencekirk, this attractive three-bedroom detached bungalow offers well-balanced, single-level accommodation with generous living space, excellent storage and the added benefit of two garages.

The property is thoughtfully laid out to provide comfortable and practical living. Accommodation includes a bright and spacious living room, a separate dining room, and a generously sized kitchen with adjoining utility room. There are three well-proportioned bedrooms, one of which benefits from en-suite facilities, together with a family bathroom and multiple built-in storage cupboards throughout the hallway.

Externally, the property enjoys an enclosed rear garden, laid out for ease of maintenance and incorporating a greenhouse, making it ideal for those who enjoy gardening without the burden of extensive upkeep. In addition to the integral garage, there is a further single garage positioned to the side of the property, offering excellent parking and storage options.

Laurencekirk is a popular and thriving town in Aberdeenshire, offering an excellent range of local amenities including shops, primary and secondary schooling, medical facilities and leisure amenities. The town benefits from a railway station providing regular services to Aberdeen and the Central Belt, while the nearby A90 offers swift road access both north and south, making Laurencekirk an ideal location for commuters and families alike.

- Detached Bungalow
- Spacious Lounge/Dining Room
- Modern Kitchen/Dining
- Family Bathroom
- En-Suite Shower Room
- 3 Double Bedrooms
- GCH & DG
- Gardens, Summerhouse & Greenhouse
- Driveway & 2 Garages
- EPC Band C



Entrance Hall

Providing access to the main hallway and principal living accommodation.

Hallway

Central hallway with multiple storage cupboards, giving access to bedrooms, bathroom, living areas and kitchen.

Living Room

3.71m x 5.07m (12'2" x 16'8")

A generously proportioned reception room offering ample space for both lounge furniture and occasional furnishings.

Dining Room

2.72m x 3.87m (8'11" x 12'8")

Well-proportioned dining room, conveniently located adjacent to the kitchen and living room.

Kitchen

3.18m x 6.55m (10'5" x 21'6")

Large kitchen with excellent workspace and storage potential, featuring access to the utility room and external doors.

Utility Room

1.66m x 2.02m (5'5" x 6'8")

Practical utility space ideal for laundry appliances and additional storage.



Bedroom 1

2.85m x 3.43m (9'4" x 11'3")

Double bedroom with fitted wardrobe and en-suite facilities.

En-Suite

1.09m x 2.75m (3'7" x 9'0")

Comprising WC, wash hand basin and shower enclosure.

Bedroom 2

2.83m x 3.14m (9'3" x 10'4")

Double bedroom with fitted wardrobe.

Bedroom 3

2.51m x 3.83m (8'3" x 12'7")

Bathroom

1.63m x 2.99m (5'4" x 9'10")

Family bathroom fitted with WC, wash hand basin and bath.

Rear Garden

Enclosed rear garden laid out for ease of maintenance, incorporating a summerhouse and greenhouse, providing an ideal space for gardening enthusiasts or relaxed outdoor use.

Garage

Integral single garage providing secure parking or additional storage. Further single garage to side with door leading to rear garden.



GROUND FLOOR



We have every attempt been made to ensure the accuracy of the foregoing contained here, measurements of areas, volumes, heights and so forth being an approximation 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 for any prospective purchaser. The layout, location and dimensions shown here are based solely on the information as to their quantity or efficiency can be given. Based on the best available information.

Services: Gas Central Heating & Double Glazing

Fixtures & Fittings: Carpets, floorcoverings and blinds

Local Authority: Angus

Council Tax Band:

Post Code: AB10 1FP

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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