



16 Ironside View | Laurencekirk
Offers Over £290,000

T. DUNCAN & CO.
Solicitors • Estate Agents





16 Ironside View, Laurencekirk | AB30 1JF

Offers Over £290,000

This immaculately presented four-bedroom family home, finished to a high specification by the well-regarded Muir Homes, is located within "The Grange Development" in Laurencekirk, and offers spacious, high-quality accommodation presented in true walk-in condition.

The property comprises four bedrooms, including a principal bedroom with en-suite facilities, a modern family bathroom, and a convenient ground-floor cloakroom. At the heart of the home lies the impressive open-plan kitchen, dining, and lounge area, ideal for contemporary family living and benefitting from a bright, airy feel with an open outlook over the beautifully maintained rear garden.

From the upper floor, there are outstanding, uninterrupted views towards Denlathan Woods and the surrounding countryside, providing a lovely sense of tranquility.

Externally, the property features a well-manicured garden, a monoblock driveway, and a single garage, offering excellent parking and storage.

Laurencekirk is a thriving and welcoming community, well served by Laurencekirk Primary School and Mearns Academy, and offers a range of independent shops and local amenities. The town is particularly popular with commuters thanks to its convenient access to the A90 dual carriageway. For those who enjoy the outdoors, scenic countryside walks are close by, including the popular Drumtochty Glen.

- Modern Detached Villa
- Entrance Hallway & Utility Room
- Kitchen/Dining/Lounge
- Sitting Room/Dining Room
- 4 Bedrooms (Master En-Suite)
- Family Bathroom & Cloakroom
- Gardens, Driveway & Garage
- EPC Band A



Entrance Hall

With staircase to first floor and access to principal ground floor rooms. Useful storage cupboard.

Sitting Room/Dining Room – approx. 2.80m x 3.18m (9'2" x 10'5")

A comfortable reception room located to the front of the property.

Kitchen/Dining Room/Lounge – approx. 8.40m x 3.30m (27'7" x 10'10")

A spacious open-plan kitchen, dining and lounge area spanning the full width of the property, providing ample space for family dining and relaxing.

Utility Room – approx. 1.90m x 1.62m (6'3" x 5'4")

With additional worktop and storage space.

Cloakroom/WC – Comprising WC and wash hand basin.





First Floor Landing

With access to bedrooms and bathroom.

Bedroom One – approx. 4.60m x 3.60m (15'1" x 11'10")

A generous principal bedroom with access to an en-suite and wardrobe space.

En-Suite

Serving the main bedroom. Fitted with three piece suite comprising WC, wash hand basin and shower.

Bedroom Two – approx. 2.50m x 2.50m (8'2" x 8'2").

Bedroom Three – approx. 2.60m x 2.50m (8'7" x 8'2").

Bedroom Four – approx. 3.50m x 2.50m (11'6" x 8'2").

Bathroom

Family bathroom located off the landing.



Outside

Set within a generous plot, the property benefits from an attractive front garden and a large driveway providing parking for several vehicles, with access to the attached garage. To the rear, the beautifully manicured garden is enclosed by timber fencing and is primarily laid to lawn, complemented by a patio area ideal for outdoor dining and entertaining.

