

Forth of Garvock Farmhouse | By Laurencekirk, AB30 1HX

Offers Over £220,000

T. DUNCAN & CO.
Solicitors • Estate Agents







Forth of Garvock Farmhouse | By Laurencekirk, AB30 1HX

Offers Over £220,000

Enjoying outstanding views across the surrounding countryside, this substantial four-bedroom home offers generous, flexible accommodation over two levels. Set in a peaceful rural location approximately five miles from both Laurencekirk and St Cyrus, it combines the tranquillity of country living with convenient access to local amenities and services. The A90 dual carriageway is also a short drive away, providing onward routes to Aberdeen.

The accommodation comprises two spacious public rooms, a dining kitchen, a bathroom, a cloakroom and four double bedrooms, complemented by excellent storage throughout. Features include a multi-fuel stove, an open fire (currently closed off), extensive garden grounds and ample off-street parking. A detached tandem double garage is equipped with power, lighting and an inspection pit.

Although the property would benefit from modernisation and upgrading, it offers an excellent opportunity to create a sizeable family home in a picturesque rural setting, with considerable scope to enhance and personalise the accommodation.

Viewing is recommended to fully appreciate the space, setting and potential on offer.

- Detached Farmhouse
- Lounge & Sitting Room/Dining Room
- Kitchen/Dining
- Family Bathroom & Cloaks/WC
- 4/5 Bedrooms
- Double Glazing
- Driveway, Tandem Garage & Outhouse
- Generous Gardens
- EPC Band D







Entrance Vestibule
Useful entrance vestibule with cloak hanging space, electric meters, double glazed window to the rear, and exterior door.

Hallway
Entered via a wooden and glazed exterior door. Bright and welcoming hallway with staircase featuring a wooden balustrade leading to the upper floor accommodation.

Kitchen/Dining
Fitted with a range of base and wall-mounted storage units incorporating a stainless steel sink and drainer. Electric Indesit oven and ceramic hob. Tiled floor and ample space for a table and chairs, making this an ideal family kitchen. Double glazed window to the rear.

Dining Room/Sitting Room
A generous public room with a double glazed window to the front, enjoying stunning uninterrupted views across the surrounding countryside. Understairs storage cupboard and multi-fuel stove which control the central heating.







Bathroom
A well-proportioned bathroom fitted with a four-piece suite comprising WC, wash hand basin, bath, and walk-in shower with electric MIRA shower. Fitted storage unit, extractor fan, and frosted double glazed window to the side.







Lounge
A spacious and bright public room with a double glazed window to the front, enjoying outstanding uninterrupted views over the surrounding countryside. Alcove with fitted shelving. Open fire (currently closed off), providing a focal point to the room.

Bedroom 1
A spacious double bedroom with double glazed window to the front, enjoying outstanding countryside views. Large walk-in cupboard offering excellent storage and potential to create a dressing room or en-suite facility, subject to the necessary consents.

Bedroom 2
Another generous double bedroom with double glazed window to the front, enjoying attractive countryside views.

Bedroom 3
Double bedroom with built-in cupboard housing the hot water tank and double glazed window overlooking the surrounding countryside.

Bedroom 4
A further double bedroom with double glazed window to the rear.

Cloakroom
Fitted with a two-piece suite comprising WC and wash hand basin.











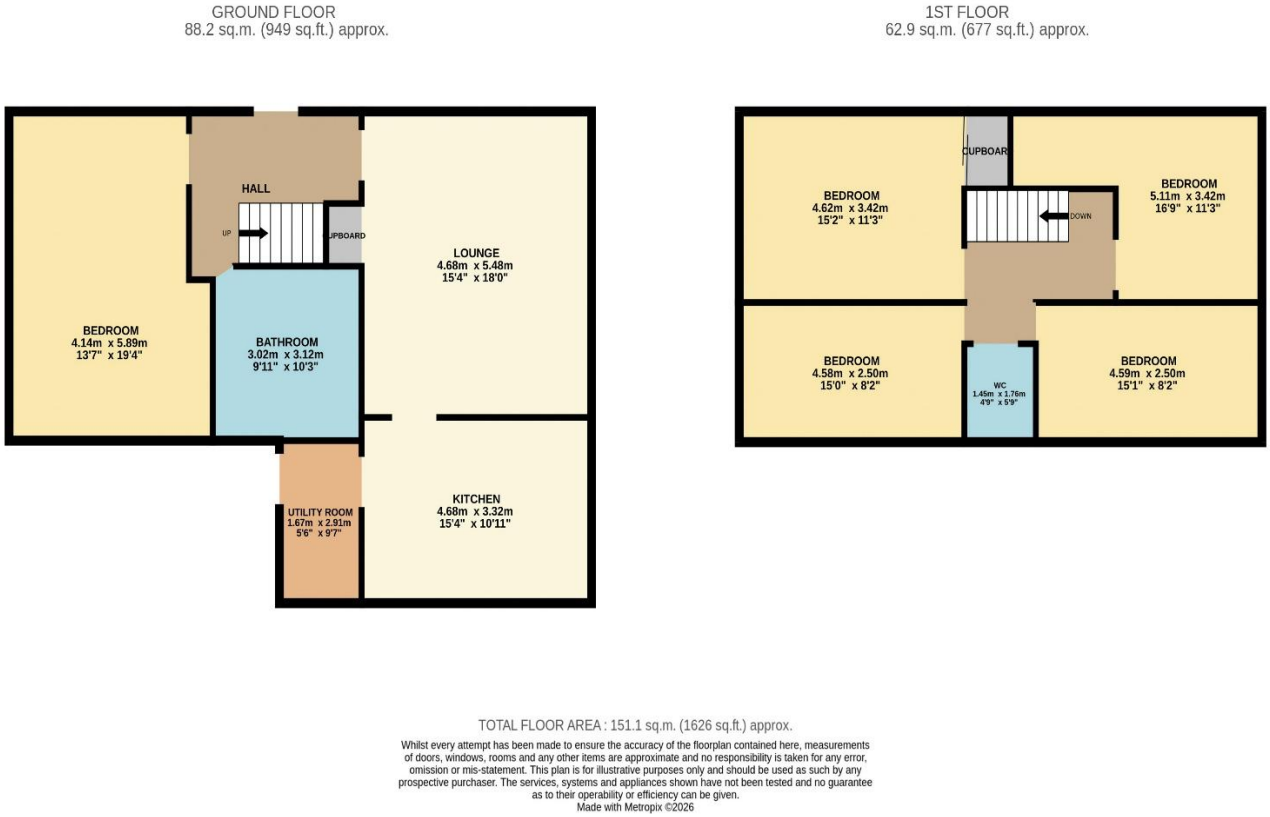

TOTAL FLOOR AREA : 151.1 sq.m. (1626 sq.ft.) approx.

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.
Made with Metropix ©2026

Gardens & Grounds

The property is accessed via a driveway providing off-street parking for a number of vehicles and leading to the detached double garage, which benefits from power, light, and an inspection pit. There is also a brick-built outhouse and coal cellar. The property enjoys generous garden grounds, including an area to the side and a substantial front garden with an additional driveway. The front garden is fully enclosed with attractive wrought iron gates and enjoys a pleasant open outlook over the surrounding countryside.











Services: Central Heating & Double Glazing

Fixtures & Fittings: Blinds and floorcoverings

Local Authority: Aberdeenshire Council

Council Tax Band: B

Post Code: AB30 1HX

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

T. DUNCAN & CO.
Solicitors ● Estate Agents

143 High Street, Montrose, DD10 8QN
Telephone: 01674 672353
Fax: 01674 678345
E-mail: mpc@tduncan.com
www.tduncan.com

N.B. The foregoing particulars are believed to be accurate. They have been carefully prepared for the guidance of intending purchasers but their accuracy is not guaranteed and they do not form part of any contract of Sale. All measurements are approximate and have been made using an electronic measuring device. The measurements may, therefore, be subject to a slight margin of error. Should the size of any measurement be essential then intending offerers are strongly advised to check carefully for themselves. Prospective purchasers are requested to note their interest with the selling agents in order that they may be advised of any closing date etc. No member of staff of T. Duncan & Co. has authority to give any undertaking or assurance in respect of this or any other property. Please note that none of the services/systems have been tested by our clients or their agents and no warranty is given regarding the condition of same. Please note that this a draft Schedule.