

**Old Schoolhouse, 3 School Wynd,
Inverbervie, Montrose, DD10 0RJ**
**Price Over
£120,000**

ASPC ref : 354680

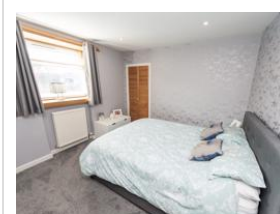
 2 1 1 97 m² EPC **C** Council Tax Band **C**

Arrange a viewing
01561 361716 or
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01569-762947

(Raeburn Christie Clark & Wallace)

Raeburn Christie Clark & Wallace

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Property features:


FOR SALE, this smart **2 BED GROUND FLOOR FLAT** tucked away in a quiet location in the pleasant coastal town of Inverbervie and enjoying lovely views over the river and old bridge. In excellent order throughout, it provides spacious accommodation comprising a bright and comfortable Lounge, stylish Dining Kitchen, 2 good-sized Double Bedrooms and Family Bathroom. The gardens are well maintained with a small lawn to the front and paved path leading to the rear. The shared rear garden is fully enclosed and is paved for easy maintenance with a stone built garden shed with power.

Inverbervie is 10 miles south from Stonehaven, 25 miles from Aberdeen and commuting by car only takes about half an hour to the Bridge of Dee. It has a good range of amenities including Medical Centre, Primary School, local shops and hotels, Sports Hall, bowling green and other community activities. A wider range of services are available in Stonehaven and Montrose, both easy to reach.

ACCOMMODATION: Hall, Lounge, Dining Kitchen, 2 Double Bedrooms, Bathroom

OUTSIDE: Front & Rear Gardens.

COUNCIL TAX BAND: C

ACCOMMODATION

Hall: Entered via a uPVC front door; Access to all accommodation; Store cupboard.

Lounge: (17'5 x 11'3) Bright and spacious Lounge with 2 windows to the rear; Log burner with slate hearth and stone surround; Store cupboard; Doors leading to Kitchen and Hall; Laminate flooring.

Kitchen: (15'7 x 13'5) Stylish Dining Kitchen fitted with an excellent range of white shaker style units and wood effect worktops; Fridge freezer, chest freezer, gas cooker, dishwasher and washing machine all included; Dining space; Gas Boiler; Window to the side; Door leading to the garden; Vinyl flooring.

Bedroom 1: (12'10 x 10'10) Attractive Double Bedroom with window to the front; Fitted cupboard; Fitted spotlights.

Bedroom 2: (15'7 x 12') Well-proportioned Double Bedroom with windows to the front and rear; Fitted double wardrobe.

Bathroom: Pleasant Bathroom fitted with white bath with overhead Mira power shower, wash hand basin and WC; Heated towel rail; Panelled walls; Window to the rear; Ceiling spotlights; Vinyl flooring.

SPECIAL FEATURES

Gas Central Heating

Double Glazing

All carpets, light fittings and white goods to be included

OUTSIDE The property has shared gardens to the front and rear. The rear garden is fully enclosed and paved for easy maintenance; There is a further side garden laid in stones chips with colourful potted plants and flowers; Stone garden shed; Outside tap and power point in garden.

View this property on [aspc.co.uk](https://www.aspc.co.uk):

<https://www.aspc.co.uk/search/property/354680/Old-Schoolhouse--3-School-Wynd/Montrose/>

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