

**Thimble Stitch Cottage, 14 Arbuthnott Street,
Gourdon, Montrose, DD10 0LA**


**Fixed Price
£173,500**

ASPC ref : 362648

 3  2  1 111 m² EPC **E** Council Tax Band **C**



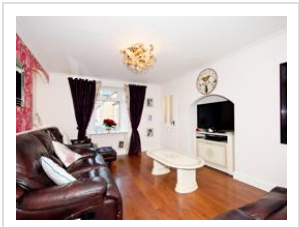
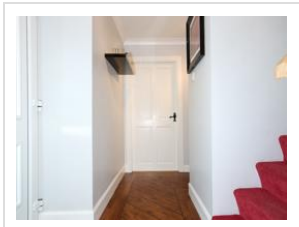
Arrange a viewing

 **01561 360044 or
07885 411248**
(Mr and Mrs Thow)

The Law Practice
3 Rubislaw Terrace
Aberdeen
AB10 1XE

Email:
info@thelawpractice.org

Website:
<http://www.thelawpractice.org>



Property features:

 **Central heating**

 **Garden**

Charming Cottage with deceptively generously proportioned rooms

Double-glazing and oil fired central heating throughout Oven, hob, cooker hood and splashback included in sale Brand new boiler

We are delighted to offer to the market for sale this quaint, and absolutely charming **three bedrooomed terraced cottage**, situated on a quiet street in a particularly pleasing spot, in the beautiful and picturesque coastal village of Gourdon. This property offers the best of both worlds with the quiet peace of village life, yet with all local amenities and regular bus services a stones throw away. Gourdon itself is a small fishing village situated some 25 miles south of Aberdeen with a picturesque working harbour providing a focal point for the community.

The village offers good local facilities including primary school, post office and shop, Quayside restaurant and Harbour Bar. Additional shops and a health centre are available in nearby Inverbervie, only a quarter of a mile away, with a more comprehensive range of shops

and amenities available in Stonehaven, 10 miles away. Montrose, 13 miles to the south, is also a useful centre. Secondary education is provided at Mackie Academy in Stonehaven or at Lathallan Private School in Johnshaven. Gourdon is within easy commuting distance of Aberdeen by road with the additional benefit of regular bus service links to Stonehaven and Montrose and the main east coast railway line.

Entrance Hallway: Enter via a part glazed door into this light and bright property, presented in neutral tones with warm wooden flooring. There is a large walk-in cupboard offering excellent storage.

Lounge (17.1 x 11.10 approx.) Located to the front of the property this large lounge enjoys an abundance of natural light. Decorated in a traditional style sympathetic to the traditional property, but with a modern twist, with neutral paintwork and wooden flooring, with a cosy floral feature wall, with alcoves. Curtains, roller blinds, lighting in alcove included.

Kitchen (13.3 x 7.9 approx.) This striking kitchen enjoys a stylish range of base and wall units, offering excellent storage, with good runs of coordinating counter tops and splashback tiling. The one and a half stainless steel sink and drainer is situated below a large window with garden views. Light paintwork, slate tiled flooring and sunken spots complete the modern feel to the room. The oven hob and hood are all included in the sale. Underwall lighting included.

Utility Room (8.2 x 5.3 approx) Such a welcome addition to any home this good sized utility room is fitted with a roll top work surface and ample space to house a washing machine and tumble dryer as well as any other laundry requirements, or indeed extra appliances. Curtains, roller blinds and lighting included.

Dining Room (12.2 x 9.1 approx) Lovely, bright room with ample space for a variety of dining suites and associated furniture. Enjoys French doors leading to the decked area of the garden so would lend itself well to entertaining on a sunny day as well as every day use. Flooring in both the dining room and utility room are matching Ceramic Tiles.

Family Bathroom (11.3 x 7.1 approx) Very large and contemporary bathroom comprises of a three piece suite in white with a large walk in corner shower with glass enclosure. The basin is set within a vanity unit offering excellent storage. Modesty glazed window, decorative tiling and slate tiled flooring complete the look. Curtains and roller blinds included.

Master Bedroom (14.1 x 14.2 approx.) This excellent sized double bedroom, situated to the front of the property, enjoying sea views, and benefits from large fitted triple wardrobes offering an excellent amount of storage. Continuing the light palette, with striking feature wallpaper and wooden flooring. Ample space for a variety of freestanding furniture to suit. Curtains, roller blinds and lighting to be included.

Double bedroom 2 (14.3 x 14.1 approx.) Generous second bedroom with a contemporary feel presented in light walls with wood effect flooring. Lighting to be included.

Bedroom 3 (15.9 x 8.5 approx) This third good sized, ground floor bedroom completes the sleeping accommodation. Window to the front.

Outside Very large, fully enclosed rear garden which enjoys the sunshine for most of the day. Generous area of decking, perfect for al fresco dining, which leads to a gravel area for ease of maintenance, surrounded by mature shrubs and trees*. The large double door shed and outdoor included in the sale.

Directions: From Aberdeen, travel south on the dual carriage way (A90) and take the turning for Montrose. Travel through Inverbervie and turn left into Gourdon following the road down to the harbour. Continue ahead where Arbuthnott Street is third on the right.

*Please note the cherry tree will not be remaining.

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

<https://www.aspc.co.uk/search/property/362648/Thimble-Stitch-Cottage--14-Arbuthnott-Street/Montrose/>

The foregoing particulars are being distributed on behalf of the Selling Solicitors by Aberdeen Solicitors' Property Centre Ltd. of 40, Chapel Street, Aberdeen AB10 1SP (Tel: 01224 632949). Whilst the particulars have been prepared with care and are believed to be accurate, no liability for any errors or omissions therein or the consequences thereof will be accepted by the Selling Solicitors or Aberdeen Solicitors' Property Centre Ltd. © Aberdeen Solicitors' Property Centre and Selling Solicitors.