

**Cedar House, Kintore Street,
Auchenblae, Laurencekirk, AB30 1XP**


**Price Over
£215,000**

ASPC ref : 368781

 4  3  3 202 m² EPC **F** Council Tax Band **C**



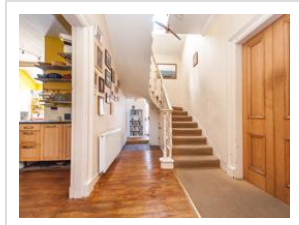
Arrange a viewing

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Property features:

 **Central heating**

 **Garden**

We are delighted to offer for sale this splendid 4 BEDROOM PERIOD HOME which is further enhanced with a SELF CONTAINED ONE BEDROOM ANNEX. Oozing huge potential and character this property is accessed via a symmetrical stone staircase with decorative cast iron spindles, upon entering you are welcomed by the entrance porch with wood panelling to dado height. The entrance porch leads you into the spacious hallway which gives way to all ground floor accommodation.

To the front of the property are two reception rooms with one featuring a cast iron working fire with a marble surround and mantle an elaborate ceiling rose and decorative corncicing. The kitchen is of good proportions and is fitted with a range of base and wall units and is complimented with a wood burning stove and boasts patio doors leading out to the courtyard. The dining room is located to the rear of the property incorporating a window seat with original shutters, a wood burning stove with back burner and is currently being utilised as a bedroom. Completing the ground floor accommodation is the family bathroom.

The EXTENSIVE CELLAR offers great potential and storage and is accessed via a door under the stairs.

A striking, sweeping staircase with decorative spindles ascends to the first floor accommodation comprising two large double bedrooms and a single bedroom. The useful shower room incorporating a large shower cubicle completes the accommodation on offer in the main property.

The **SELF-CONTAINED ANNEX** is a great addition to this spacious family home. The curved entrance vestibule gives way the bedroom which leads to the spacious kitchen with a range of wall and base units and offers space for white goods. To the back is the bathroom incorporating a three piece white suite with shower above the bath. Adjoining the annex is a substantial outhouse which could be converted subject to the correct planning permission however offers a great opportunity to extend the annex if more space is required.

Externally the property enjoys a shared courtyard with steps leading to a paved pathway making way to the splendid rear garden bordered with mature shrubs and raised vegetable beds and benefits from a log cabin and garden shed, creating a great space for children and pets to play.

MAIN HOUSE

Entrance Porch 2.16mx1.98m

Hallway 6.96mx2.16m

Lounge 4.34mx3.66m

Living Room 3.76mX2.7m

Dining Room 4.1mx3.84m

Kitchen 5.87mx4.04m

Bathroom 2.82mx1.37m

Upper Landing 3.78mx2.16m

Double Bedroom 4.42mx4.11m

Double Bedroom 3.63mx3.28m

Single Bedroom 2.95mx2.44m

Shower Room 2.77mx2.13m

SELF CONTAINED ANNEX

Bedroom 4.4mx4.1m

Kitchen 3.8mx2.77m

Rear Hallway 3.05mx1.14m

Bathroom 3.38mx2.18m

Auchenblae is a very popular village, handy for commuting to Aberdeen, with a good range of local facilities and amenities including Primary School, clubs and playgroups, bowling green, tennis courts and 9-hole golf course. Castleton Cafe and Farmshop is within a short drive. There are several pleasant walks around the village. Excellent Secondary schooling is available at Mearns Academy in Laurencekirk approx 5 miles away. Commuting by car to Bridge of Dee, Aberdeen takes around half an hour.

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

<https://www.aspc.co.uk/search/property/368781/Cedar-House--Kintore-Street/Laurencekirk/>

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