

# Kindon House, 258 High Street, Laurencekirk, AB30 1BP

Price Over  
**£245,000**

**Under offer**

 **4**  **1**  **3**   **122 m<sup>2</sup>** EPC **C** Council Tax Band **E**



## Contact Solicitor

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## Features



Garden

## Description

We are delighted to bring to the market for sale this superb **FOUR BEDROOM DETACHED DWELLINGHOUSE**, situated in the popular town of Laurencekirk within walking distance to all local amenities, schools and the railway station. Offering spacious family accommodation over two levels, this excellent home has been built and maintained to a high standard by the current owner's and benefits from gas central heating, double glazing and neutral decor throughout.

This inviting home is entered via an attractive vestibule with built in storage and glass panelled door that opens into the welcoming hallway which gives access to the ground floor accommodation. The spacious lounge boasts a delightful picture window, filling this room with an abundance of natural light and enjoys a pleasant outlook over the garden. Double doors lead through to the attractive dining kitchen that is fitted with an array of quality units, granite work surfaces, a range of integrated appliances and offers ample space for dining with double doors opening out to the garden. The useful

utility room is fitted with wall and base units and provides further space for laundry appliances. Completing the ground floor is a generous fourth bedroom which is currently being utilised as a family room and a shower room fitted with a 2 piece white suite with separate shower cubicle.

The striking staircase ascends up to the first floor landing that is flooded in natural light from the large window. The master bedroom enjoys built in wardrobes with mirror frontage and an en suite shower room complete with two piece suite and separate shower cubicle. There are two further generous sized bedrooms one of which boasts built in wardrobes with shelving and railing space. Completing this family home is the well appointed bathroom, fitted with a three piece white suite incorporating a Jacuzzi bath.

Externally the property enjoys a fully enclosed garden that is mainly laid to lawn and patio together with a large timber shed with power supply that provides a vast amount of outdoor storage. A mono block driveway to the side caters for off street parking for several vehicles.

## **GROUND FLOOR**

Vestibule 1.35m x 1.35m (4'5" x 4'5")

Entrance Hall 3.63m x 3.23m (11'11" x 10'7")

Lounge 5.7m x 3.3m (18'8" x 10'10")

Dining Kitchen 5.33m x 2.9m (17'6" x 9'6")

Utility Room 3.05m x 1.68m (10' x 5'6")

Shower Room 1.68m x 1.63m (5'6" x 5'4")

Bedroom 4 3.38m x 3.05m (11'1" x 10')

## **FIRST FLOOR**

Upper Landing 3.53m x 3.28m (11'7" x 10'9")

Master Bedroom 4.9m x 4.52m (16'1" x 14'10")

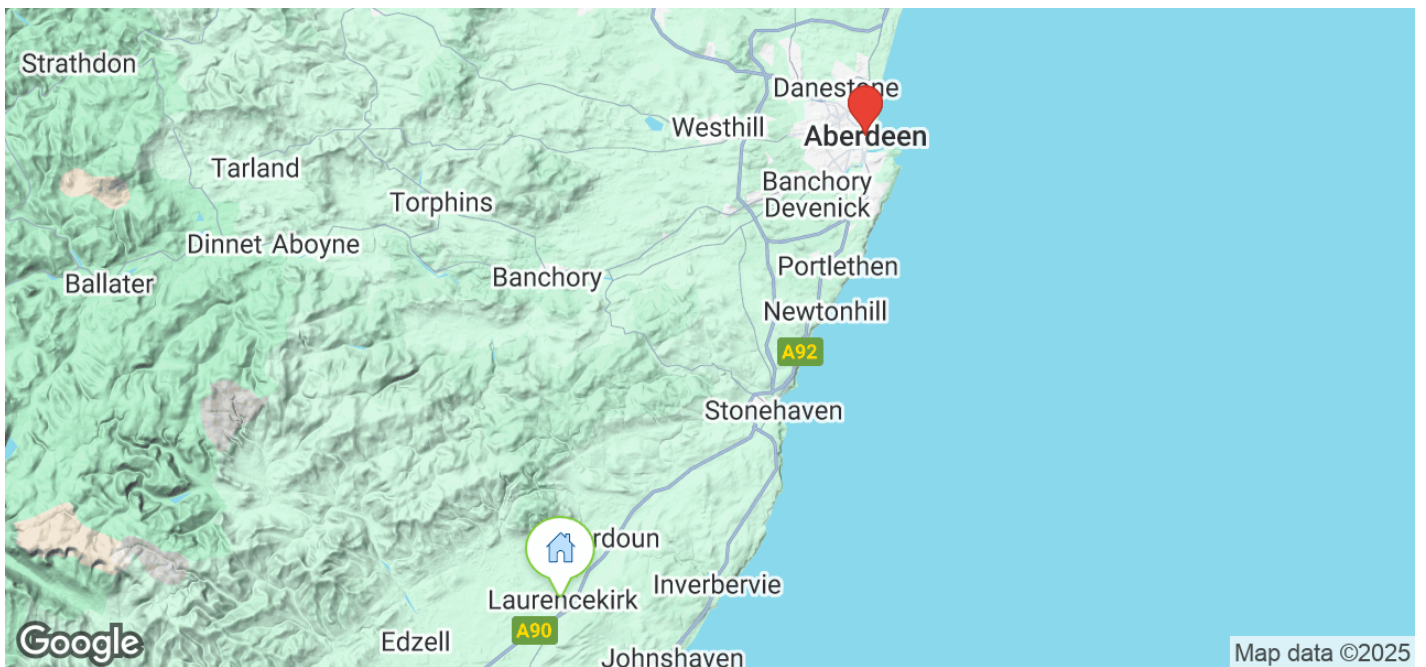
Ensuite 1.68m x 1.37m (5'6" x 4'6")

Bedroom 2 4.67m x 2.51m (15'4" x 8'3")

Bedroom 3 3.6m x 2.06m (11'10" x 6'9")

Family Bathroom 1.88m x 1.78m (6'2" x 5'10")

From Aberdeen travel south on the A90 and turn right at the first or second junction for Laurencekirk. Follow the road into the town and continue along the High Street towards the south end of the town. Number 258 is on the right hand side opposite Kinnear Park.



### View this property here

<https://www.aspc.co.uk/search/property/347322/Kindon-House--258-High-Street/Laurencekirk/>

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