

4 Clover Yard,

Gourdon, Montrose, DD10 0LP

Price Over

£90,000

 **2**
 **1**
 **1**

 **62 m²**
 **EPC D**
 **Council Tax Band B**



Contact Seller

01561 362251

Contact Solicitor

Raeburn Christie Clark & Wallace
 1 Market Buildings
 Stonehaven
 AB39 2BY

01569-762947

stonehaven@raeburns.co.uk

<http://www.raeburns.co.uk>




Features

Description

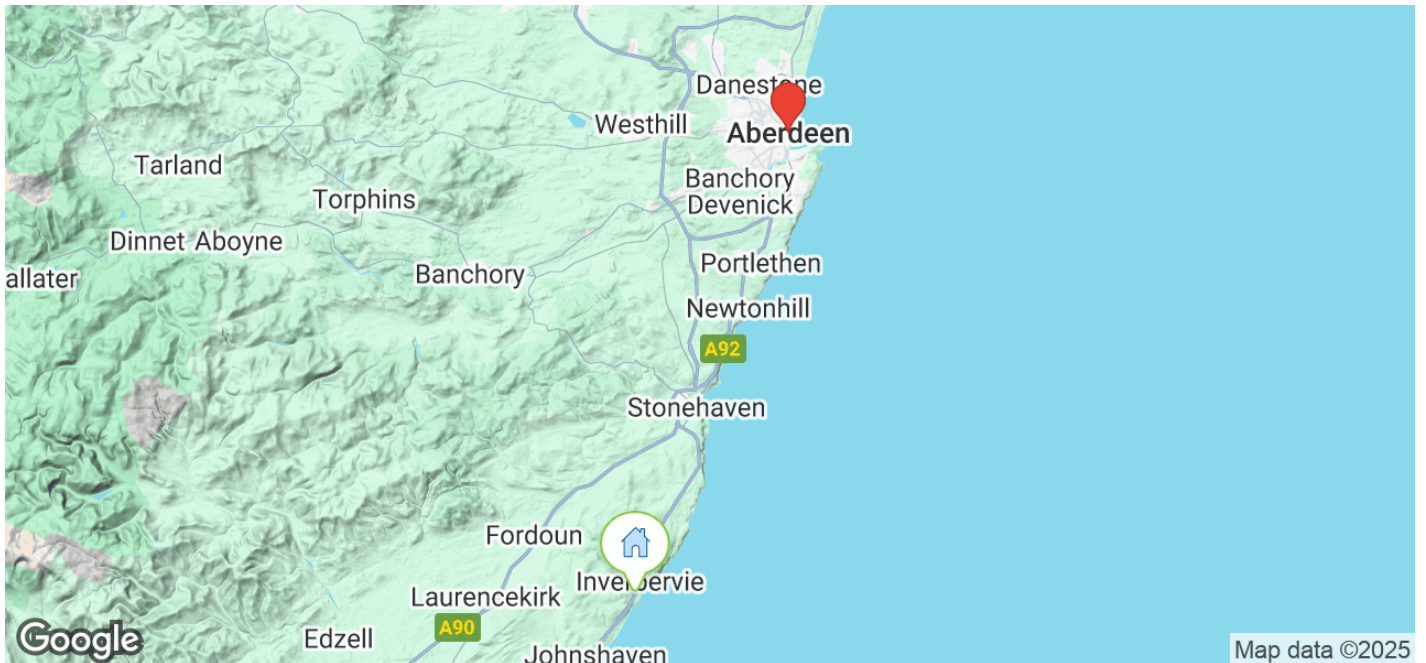
Situated in the characterful village of Gourdon, we offer for sale this **two bedroomed self contained first floor flat**. Having been recently decorated by the current owners, the flat benefits from double glazing, Dimplex Quantum thermostatically controlled storage heaters and a newly installed fuse box. The accommodation comprises a welcoming entrance vestibule and hallway with storage cupboards, a generous lounge with sea view, a well appointed breakfasting kitchen, two good sized double bedrooms and a large shower room. Outside there is a communal area and exclusive store. This very desirable property would make an ideal first time purchase and is in ready to move into condition.

Gourdon is a small fishing village situated about 25 miles south of Aberdeen and 12 miles north of Montrose. The village has a picturesque working harbour, local general shop with post office and local pub. Primary schooling is catered for in the village with secondary education at nearby Mackie Academy in Stonehaven. Additional shops and health centre can be found in nearby Inverbervie only a couple of miles away.

Notes Double glazing. Dimplex Quantum electric storage heaters. EPC=D. All integrated appliances, blinds, curtains, light fittings and floor coverings to be included in the sale. The free standing washing machine and fridge/freezer are available by separate negotiation.

Directions

Travelling on the A92 from Stonehaven, turn left into Gourdon. Travel straight down into the village and onto William Street. Turn left into Arbuthnott Street and then immediately left again into Clover Yard, where number 4 is indicated by our For Sale board.



Accommodation comprises

Entrance Vestibule Entered via a uPVC exterior door with glazed panel, the vestibule has neutral décor and a high level wall mounted cupboard houses the newly installed fuse box and electricity meter.

Hallway A glass panelled interior door leads to the hallway which gives access to all accommodation. Laminate flooring and neutral décor. Two large cupboards provide good storage facilities, with one of these cupboards also containing hot and cold water tanks. Smoke detector.

Lounge 14'1" x 12'4" [4.29m x 3.76m] approx. A fifteen pane glass panel door gives access to this bright room. Of generous proportions, it has dual aspect windows, one of which boasts a sea view. Fresh décor with wood laminate flooring. Ample space for a range of free standing furniture. TV and telephone points.

Breakfasting Kitchen 12'3" x 7'6" [3.73m x 2.29m] approx. This good sized breakfasting kitchen is reached from the lounge and is fitted with a range of stylish cream gloss base and wall units, coordinating splashback tiling and butchers block effect roll top worktops incorporating a sink with mixer tap and drainer. Integrated appliances include an electric hob with extractor hood over, oven and dishwasher. Tiled flooring. The free standing washing machine and fridge/freezer are available by separate negotiation.

Double Bedroom 1 12'1" x 9'9" [3.68m x 2.97m] approx. This bright well proportioned double bedroom overlooks the rear of the property. There is ample space for free standing furniture. Neutral décor with carpet. Fitted wardrobe and large wall mounted mirror.

Double Bedroom 2 12'11" x 9'1" [3.48m x 2.77m] approx. This double bedroom is located to the front of the property. Laminate flooring and neutral décor. Again there is space for free standing furniture. Two fitted wardrobes, one with hanging rail and shelving with the second wardrobe being cleverly fitted with a built-in desk.

Shower Room 8'5" x 6'2" [2.57m x 1.88m] approx. This generously proportioned, partially tiled shower room consists of a white suite comprising w.c., wash hand basin and a Triton electric shower in shower enclosure. Heated towel rail and wall mounted mirrored cabinet. Tiled flooring.

Outside The property has a communal area shared with number 5 and an exclusive outside store.

Floorplan

4 Clover Yard



Whilst the floor plan has been prepared with every reasonable care and are believed to be accurate, they are for illustration purposes only and just as a guide to the layout of the property. No liability for any errors or omissions thereof will be accepted.

Photo gallery



View this property here

<https://www.aspc.co.uk/search/property/355774/4-Clover-Yard/Montrose/>

The foregoing particulars are being distributed on behalf of the Selling Solicitors by Aberdeen Solicitors' Property Centre Ltd. of 2-10 Holburn Street, Aberdeen, AB10 6BT. 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.