

**3 Inverurie Street,**  
Auchenblae, Laurencekirk, AB30 1XS

Fixed Price  
**£115,000**

**Under offer**

 **2**  **1**  **1**   **64 m<sup>2</sup>** EPC **E** Council Tax Band **C**



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**Features**  Garden

**Description**

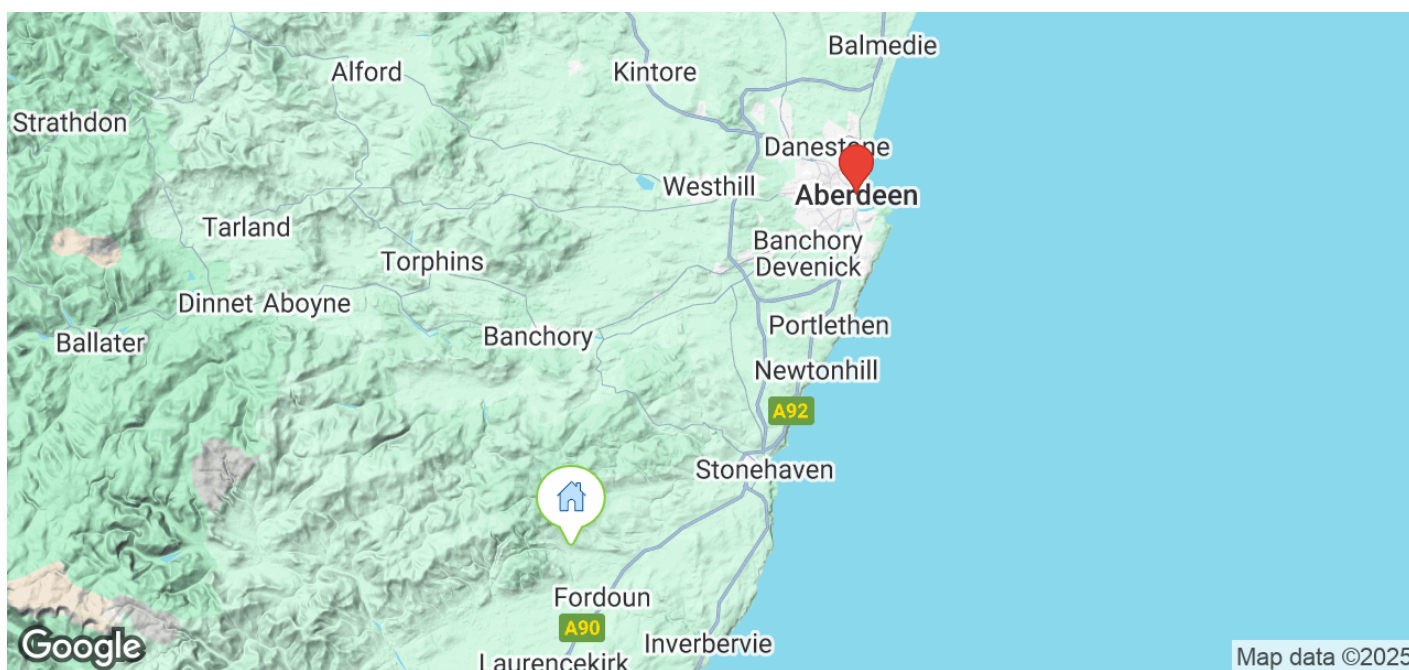
Auchenblae is a small rural village that dates back hundreds of years. There is a village primary school and secondary education is provided at Mearns Academy in Laurencekirk. The health facilities are first class with a village Doctor’s surgery with its own dispensary and there are dental surgeries in nearby Laurencekirk and Brechin. Auchenblae has a village post office and its proximity to Fettercairn, Laurencekirk and Edzell is an added bonus. Local facilities include the community park with woodland walks and play areas, tennis courts, a bowling green, a nine hole golf course and a pop-up cafe. The normal village facilities such as the village shop, church and village hall are also provided. The village is an ideal base for the commuter being well situated for driving to Aberdeen in the North and Dundee in the South by way of the A90. The mainline railway station in Laurencekirk provides a useful commuter link. The county of Aberdeenshire offers an unrivalled range of leisure pursuits for the active family with hillwalking, hunting and fishing being available widely throughout the area. The “Glens” and the Cairngorm National Park are an attraction for the outdoor enthusiast. Golfers fare particularly well with a wide range of courses on offer locally.

This is a **traditional stone built property** which was constructed in the late 19th century towards the end of the Victorian era. The property has been well maintained over the years and modernised to offer comfortable accommodation by today's expectations. The accommodation, which is well proportioned and in excellent internal condition comprises bright lounge, modern fitted dining kitchen, 2 good bedrooms and the family bathroom. The property benefits from full double glazing and Total Control electric heating which ensure that it is comfortable throughout the year. There is a large well-kept garden to the rear of the property with two sheds and a suntrap patio. Free parking is available on the street. Early viewing is strongly recommended to appreciate the value offered by this superb terraced villa which will appeal to family home purchasers who want to live in a tranquil village setting within easy access of the employment centres.

**Extras** All carpets, blinds, the cooker, washing machine and fridge freezer are included in the sale.

**Double Glazing** All windows are fitted with double glazed sealed units in UPVC frames.

**Heating** A total control heating system is in place with storage heaters and convectors located throughout the property.



## Accommodation comprises

**Hall** A UPVC door gives access to the entrance hallway which leads to the lounge and the kitchen on the ground floor while the central stairway leads to the bedrooms and bathroom on the upper floor.

**Lounge** This is a bright and spacious public room which is located to the front of the property. There are two windows which enhance the aspect over the street. There is a feature open fire with stone fireplace with flagstone hearth and timber surround which acts as a focal point. Wall mounted Dimplex heater, TV point, smoke alarm and pendant light fitment.

**Kitchen/Dining area** This is a modern fitted kitchen with ample storage/workspace in wall and floor mounted storage units with white veneered doors with pewter handles and matching laminate worktops. The Leisure Zenith freestanding electric cooker, Hisense washing machine and Lec fridge freezer are all included in the sale. Stainless steel sink and with tiled splash backs, window to front, telephone point, laminate flooring. The dining area is ideal for everyday dining and is located under the staircase, recessed down lighters, heat detector, a glazed door gives access to the rear garden, wall mounted convector and a 15 pane glazed door gives access from the hallway.

**Upper Floor Accommodation** A window on the upper landing provides natural lighting, a ceiling gives access to the attic, smoke alarm, a fitted wardrobe provides useful storage and a further cupboard has slatted shelving. Storage heater.

**Bedroom One** The master bedroom is a bright and spacious double which is located to the front of the property. There are two windows which enjoy a pleasant aspect to the front. There is a fitted wardrobe with hanging rail and shelf which also houses the hot water cylinder and a shelved cupboard provides useful storage. Creda convector heater.

**Bedroom Two** This is an ideal guest or family bedroom which is well presented. There is a small fitted wardrobe with hanging rail and shelf. Window to front, wall mounted Dimplex heater.

**Bathroom** Modern bathroom with white suite which comprises back to wall toilet, pedestal wash hand basin and bath with Triton electric shower fitment, shower rail and curtain. There is ceramic tiling to ceiling height on one wall, window to front, venetian blinds, vinyl flooring, heated towel rail, fitted mirror.

**Attic** There is a floored attic with two skylights providing natural light.

**Garden** The rear door gives access to the garden ground by way of a mutual path. A coal cellar provides useful storage space. The garden is located to the rear of the property. It is enclosed by mature hedging and consists of a large well-kept lawn with highly attractive herbaceous borders which are well stocked. There are two timber sheds which provide storage. The large paved patio traps the summer sun, rotary clothes dryer. There are raised borders which could be productive vegetable patches if required. Timber bin storage area.

**View this property here**

<https://www.aspc.co.uk/search/property/359179/3-Inverurie-Street/Laurencekirk/>

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