

## 2 Victoria Buildings, Laurencekirk, AB30 1EH

Price Around  
**£85,000**

**Under offer**

 **3**
 **1**
 **1**

 **86 m<sup>2</sup>**
EPC **D**
Council Tax Band **A**



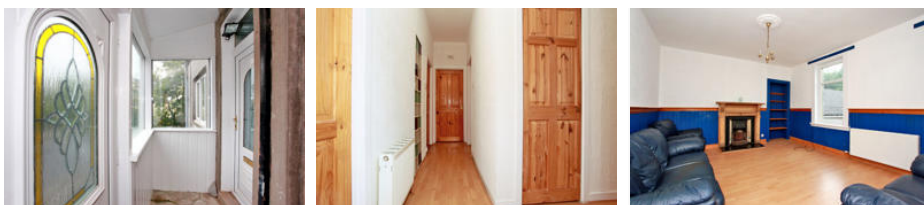
### Contact Solicitor

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**Features**
 Garage
 Off street parking

## Description

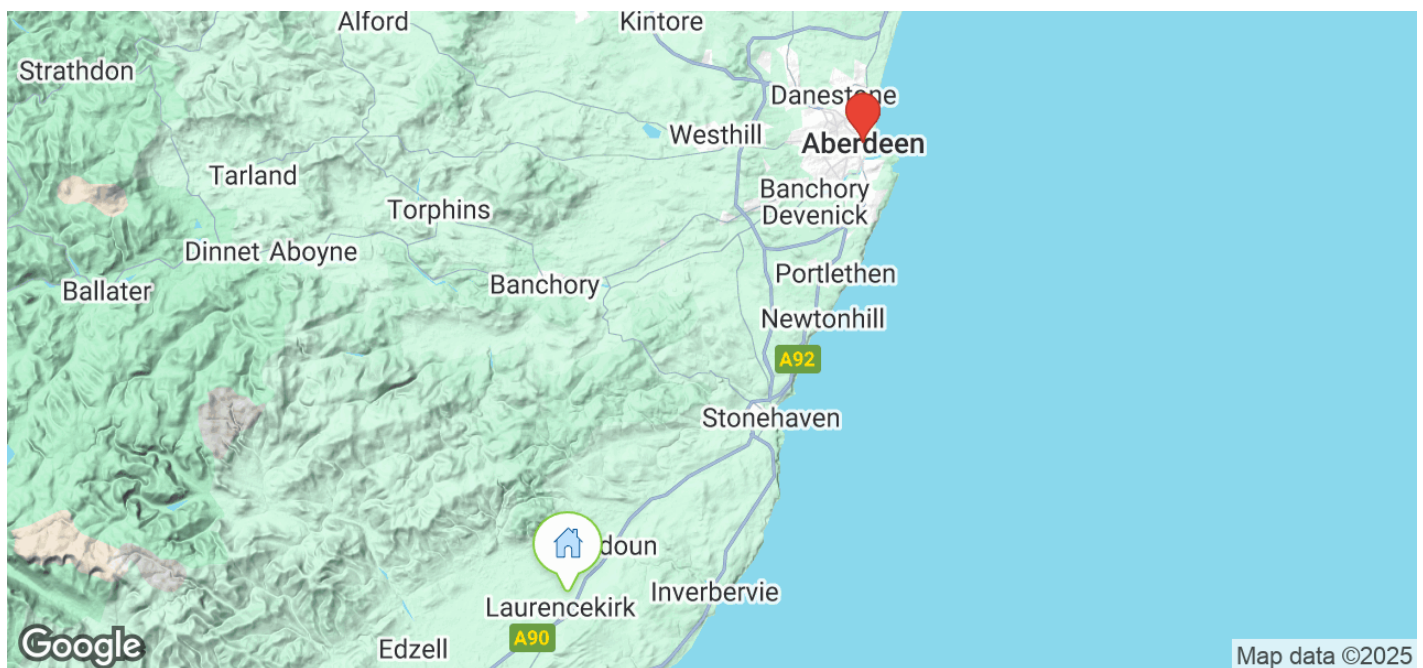
We are delighted to offer for sale this deceptively spacious **three bedroomed upper flat** conveniently located in the popular town of Laurencekirk, within easy walking distance of all local amenities, schools and the railway station. Benefitting from triple glazing and gas central heating throughout, with some period features including high ceilings and cornicing, the property would benefit from some upgrading. The accommodation comprises a welcoming entrance hallway with front door protected by a triple glazed porch, an extremely generously proportioned kitchen with fitted units and plumbed for washing machine and tumble dryer, and an attractive lounge with period fireplace enhanced by original decorative tiles and wood mantle. There are two spacious double bedrooms both with built-in triple wardrobes with sliding mirrored doors and a further good sized bedroom which is currently fitted with office furniture. Completing the accommodation is the family bathroom fitted with three piece white suite with shower over bath. Outside there is a generously proportioned garage with driveway for two vehicles. Viewing is recommended.

Laurencekirk is an old market town in the heart of the 'Howe o' the Mearns' valley lying approximately 13 miles south of Stonehaven and is well served by local shops, hotels and a healthcare centre. Primary and secondary schooling are both available within the town. Laurencekirk's railway station allows for easy commuting to both the north and the south, while the A90 is only a short distance away bringing nearby towns and cities such as Montrose, Brechin and Dundee into easy reach.

**Notes** Gas central heating. Triple glazing. EPC=D. All fitted floor coverings, blinds, integrated oven, hob and extractor hood will remain. The washing machine and tumble dryer will be removed. The date of entry is material and offers subject to survey, subject to finance or subject to the sale of the purchaser's own property will not be considered.

## Directions

Travelling south on the A90 from Aberdeen take the first entrance signposted Laurencekirk. Follow the road past Mearns Academy and Victoria Place is on the left at the turning for Burnside where indicated by our For Sale board.



## Accommodation comprises

**Vestibule** 1.15m x 1.08m (3'9" x 3'6") approx. The vestibule is entered from the triple glazed porch which protects the front doors of both upper flats. A uPVC exterior door with decorative glazed panel leads into the vestibule. Laminate flooring. Shelf with coat hooks.

**Hallway** 3.93m x 3.80m (12'10" x 12'5") approx. at longest and widest. A glazed hardwood door accesses the 'L' shaped inner hallway floored with wood design laminate. Off the hallway is a large walk-in storage cupboard with coat hooks which houses the electric meter and fuse box.

**Lounge** 4.92m x 4.00m (16'2" x 13'1") approx. The well proportioned lounge features two triple glazed windows overlooking the rear of the property. The open fireplace with antique wooden mantelpiece with attractive Victorian tiles depicting vases with floral arrangements makes a striking focal point to the room. The walls are fitted with painted tongue and groove panelling to dado height and a shelved alcove provides storage space. The floor is laid with wood design laminate flooring and there is a traditional brass pendant light fitting.

**Kitchen** 3.98m x 3.69m (13'0" x 12'1") approx. The generously proportioned kitchen is fitted with a range of wall and base units, ample worktop space fitted with integrated electric oven and hob with extractor hood and 1.5 bowl sink with mixer tap. There is plumbing for a washing machine and tumble dryer and a fitted alcove creates a display feature with the central heating boiler mounted on the wall. Laminate flooring. Triple glazed window to rear with fitted blinds.

**Bedroom 1** 3.97m x 3.34m (13'0" x 10'11") approx. This spacious double bedroom with high ceiling enhanced by original deep cornicing is fitted with triple built-in wardrobes with sliding mirrored doors and overlooks the front of the property. Laminate flooring. Pendant light fitting.

**Bedroom 2** 4.00m x 3.70m (13'1" x 12'2") approx. The second good sized double bedroom with original deep cornicing and shelved alcove is fitted with triple built-in wardrobes and overlooks the front. Wood effect laminate flooring. Pendant light fitting.

**Bedroom 3** 2.97m x 2.29m (9'9" x 7'6") approx. This good sized bedroom is currently fitted with office furniture and overlooks the front. The floor is laid with wood effect laminate. Pendant light fitting.

**Bathroom** 2.77m x 1.93m (9'1" x 6'4") approx. The family bathroom is fitted with a three piece white suite comprising bath with electric Triton shower over, pedestal wash hand basin and w.c. with brick style tiling providing splashbacks around the bath and basin. An opaque window with deep display sill looks to the front and glass bricks give light to the hallway. The floor is carpeted and there is a wall mounted medicine cabinet. There is original cornicing to the ceiling and a central light fitting.

**Garage** 5.54m x 3.09m (18'6" x 7'1") approx. The recently built garage is a good size and would allow parking for a large vehicle as well as storage or workspace if desired. A driveway allows parking for a further two vehicles.

### **(Outside)**

A pathway from the single garage and driveway at the rear of the property leads to a flight of steps which gives access to the porch which shelters the front door and that of the neighbouring property.

#### **View this property here**

<https://www.aspc.co.uk/search/property/359861/2-Victoria-Buildings/Laurencekirk/>

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