

## 91 King Street,

Inverbervie, Montrose, DD10 0RB

Price Over

**£125,000**

**Under offer**

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

 **56 m<sup>2</sup>**
 EPC **D** Council Tax Band **C**



### Contact Solicitor

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### Features



Garden

## Description

Located in the heart of the tranquil seaside town of Inverbervie, we are pleased to offer for sale this charming **TWO BEDROOM DETACHED BUNGALOW**. With accommodation all on one level, the property benefits from gas central heating, double glazing and an attractive, fully enclosed rear garden. This property would be ideal for anyone looking to downsize or young families looking for their first purchase.

Upon entering, the welcoming hall with hatch access to the partially floored loft space leads to the well-proportioned lounge that has a large window to the front, allowing an abundance of natural light to engulf the room that offers a lovely space in which to relax. From the lounge is the inner hallway which leads through to the kitchen, shower room and utility room. The kitchen is fitted with a range of base and wall units together with roll front work surfaces, splash back tiling and a stainless steel sink and integrated oven/hob and fridge. The shower room features a two piece white suite, fitted vanity

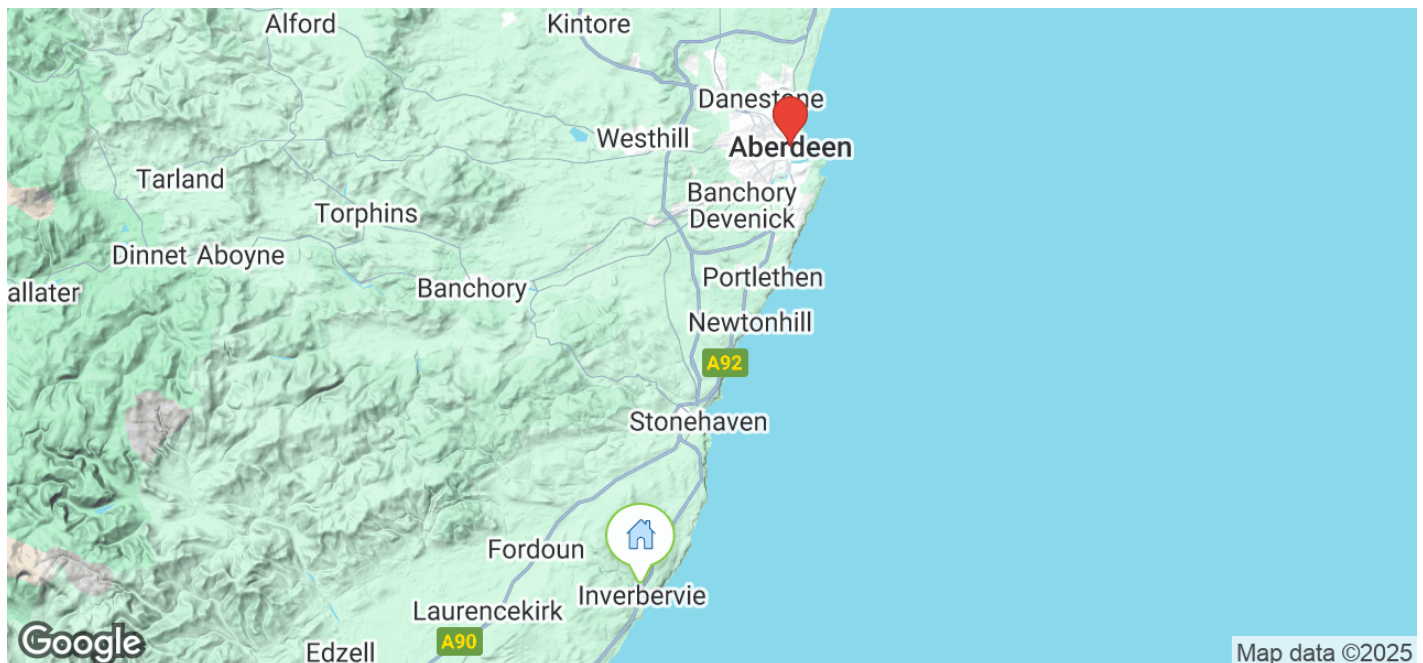
unit and a corner shower cubicle. The utility room provides space for additional appliances with a door out to both the rear and side of the property. Continuing through the property there are two good size, double bedrooms with bedroom one overlooking the front of the property and bedroom 2 enjoying an outlook over the rear garden.

Included in the sale will be all fitted flooring, curtains and blinds together with all light fittings and shades. The washing machine and freezer will also remain.

Inverbervie is a peaceful coastal town approximately 10 miles south of Stonehaven placing it within easy commuting distance of Aberdeen. It has a good range of shops and benefits from all local amenities such as a primary school and superb leisure facilities. Stonehaven also provides a wider selection of shops, services and leisure facilities.

## Directions

From the direction of Aberdeen travel South on the A90 Dual Carriageway taking the A92 Coastal Route. On entering Inverbervie follow the road and the property is located along on the right hand side.



## Accommodation comprises

Entrance Hall 2.82m x 1.12m

Lounge 4.14m x 3.02m

Inner Hall 1.88m x 1.14m

Kitchen 3.23m x 2.18m

Shower Room 1.88m x 1.85m

Utility Room 3.23m x 1.88m

Bedroom 1 4.14m x 2.7m

Bedroom 2 2.95m x 2.7m

## Outside

To the rear of the property there is a generous garden which has been attractively maintained and fully enclosed with a stone built wall with access from the front via the side gate. There is a large patio area and a wide selection of flowers and decorative borders. There is a wooden shed and stone built outhouse, both provide ample outdoor storage.

### View this property here

<https://www.aspc.co.uk/search/property/362603/91-King-Street/Montrose/>

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