

2 Harbour View,

Gourdon, Montrose, DD10 0LR

Price Over

£85,000

Under offer

 1
  1
  1
 
 49 m²
 EPC E
 Council Tax Band A

Contact Solicitor

Aberdeen Considine
40 Allardice Street
Stonehaven
AB39 2BU

01569 766166

Sta@ACandCo.com

<http://www.ACandCo.com>



Features

Description

We are delighted to offer for sale this fantastic **ONE BEDROOM MAISONETTE**. Self-contained, the property is situated in the quaint village of Gourdon with its local amenities, the property is served by storage heating and double glazing.

On entering you are welcomed with the spacious hallway dressed with solid oak flooring giving access to the accommodation on offer. The accommodation comprises of the warm lounge featuring a working open fire with cast iron surround offering stunning views to the sea beyond, a particular feature of the lounge is the patio doors leading the decking area. The modern kitchen is fitted with white gloss base and wall units incorporating a single oven with hob. There is a spacious double bedroom featuring fitted wardrobes with glass fronted doors and a further box room which could be utilised as a nursery/office, both the bedroom and box room are laid with solid oak flooring.

Completing the accommodation is the shower room fitted with a two piece white suite incorporating a separate shower cubicle with aqua panelling.

Outside, the property enjoys a large decking area to the front and side of the property ideal for al fresco entertaining. Viewing of this property is essential to appreciate the accommodation and splendid views on offer. Included in the sale shall be the fridge, washing machine and all light fittings.

Hallway 2.03mx4.75

Lounge 3.6mx3.38m

Bathroom 1.73mx2.13m

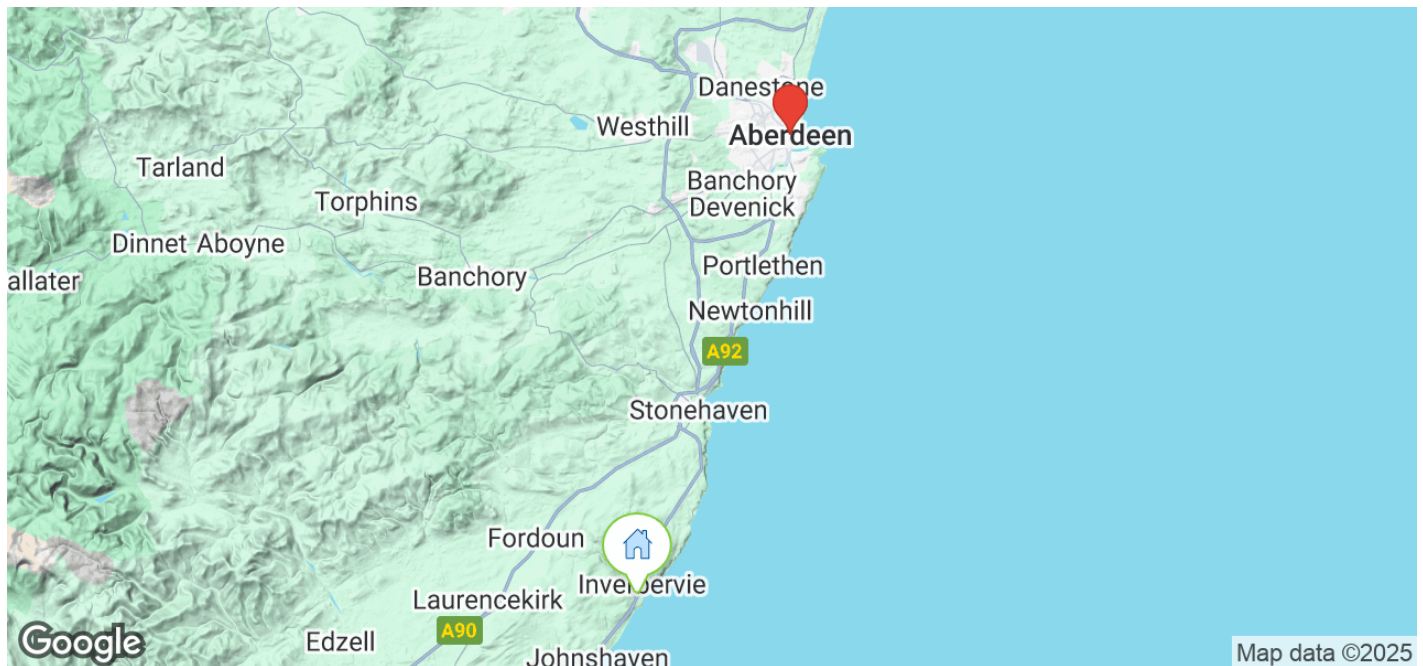
Kitchen 3.12mx0.94m

Double Bedroom 3.12mx3m

Boxroom 1.83mx1.27m

Gourdon is a small fishing village situated 25 miles south of Aberdeen and 12 Miles north of Montrose. The village has a working harbour, general store with post office and pub. A primary school is located in the village with secondary schooling provided at Mackie Academy in Stonehaven. Further shops and amenities can be found in Inverbervie which is only a mile away.

Travelling south along the A92 coastal route, continue through Inverbervie taking the first exit on the left signposted Gourdon. Upon entering the village continue ahead, before the bend take a sharp left onto Bank Street and the property is located shortly ahead indicated on the right hand side as indicated by our For Sale board.



View this property here

<https://www.aspc.co.uk/search/property/364219/2-Harbour-View/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.