



**41 Haulkerton Crescent**

Laurencekirk, Aberdeenshire, AB30 1FB

ledingham  
chalmers  
estate agency





Lounge





Kitchen



WC

**41 Haulkerton Crescent  
Laurencekirk, Aberdeenshire, AB30 1FB**

**Detached four bedroom family home with  
large garden and private rear aspect**

- Walking distance to local primary and secondary schools
- Ample local amenities and good road and city rail links
- Good storage and fitted wardrobes throughout
- Large enclosed rear garden and integral garage
- Versatile accommodation
- Gas central heating and double glazing



**Four beds.**



**Two bathrooms.**



**Three public rooms.**

## Detached four bedroom family home with large garden and private rear aspect

We are delighted to present for sale this substantial four bedroom detached family home in the pleasant commuter village of Laurencekirk.

Spanning over two levels, this desirable home has all the modern comforts of gas central heating, double glazing and versatile accommodation.

The rear garden it has a beautiful private aspect, with a large area of lawn and access to the rear woods beyond.

The entrance hallway is light and bright with neutral decor and co-ordinating flooring. The carpeted staircase leads to the upper level.

The front facing family room could be utilised as a bedroom or study to suit the growing family.

The lounge is located to the rear and features French doors to the garden, ample space for free standing furniture, tasteful feature wall decor and is set on semi open plan to the dining room.

The double entrance doorways from the hall adds a tasteful aspect to the layout.

The WC on the ground floor is spacious and has been fitted with a white toilet and sink.



Dining room



Master bedroom





Garden



View to rear

The large kitchen has an extensive range of wall and base mounted units, gas hob, and sink.

There are decorative display shelves.

The utility room has further base and wall units, a door to the side garden and access to the integrated garage.

On the upper floor the commanding master bedroom has again airy decor, two double fitted wardrobes and a spacious en-suite.

There are two further double bedrooms with fitted wardrobes and a fourth single bedroom has a rear aspect and shelves for a study area.

The family bathroom completes the accommodation and has been finished with white sanitary ware and a shower over the bath.

To the front of the property there is a lock bloc driveway, low maintenance borders.

The rear garden has a beautiful setting and has been completely fenced making it the ideal child and pet friendly environment.

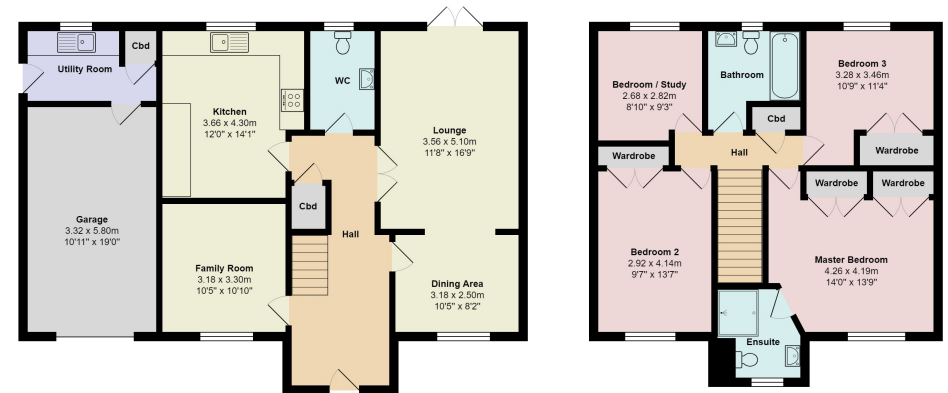
There is a mature lawn with borders and a patio area around the new shed. The woods to the rear add to the privacy of the plot.



## Accommodation and plans

Lounge	16'9" x 11'8"	5.11m x 3.56m
Dining area	10'5" x 8'2"	3.18m x 2.49m
Family room	10'10" x 10'5"	3.3m x 3.18m
Kitchen	14'1" x 12'0"	4.29m x 3.66m
Master bedroom	14'0" x 13'9"	4.27m x 4.19m
Bedroom two	13'7" x 9'7"	4.14m x 2.92m
Bedroom three	11'4" x 10'9"	3.46m x 3.28m
Bedroom four	9'3" x 8'10"	2.82m x 2.69m

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## Directions

From the direction of Aberdeen travel south on the A90 dual carriageway taking the first entrance into Laurencekirk. Travel along the High Street, turning right at the Royal Hotel, continue along this road passing the railway station and take the second left into Haulkerton Crescent.

## Location

Laurencekirk is a long-established thriving town which lies off the A90 dual carriageway, 27 miles from Aberdeen and 36 miles from Dundee. The town is well served by a range of excellent amenities; these include a primary school and recently finished, modern secondary school with community facility, nursery and after school club. There is also a wide range of shops serving everyday needs, hotels and other leisure facilities in the town or on the doorstep. Laurencekirk is also within a short distance of Stonehaven, Montrose and Brechin and all are easily accessible with a variety of transport links including a train station. Many more services and attractions are close by creating a high standard of living for those in the local area.

## Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

## Contact us

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Whilst every effort has been made to ensure the accuracy of the information contained in this Schedule, including the floor plan (if applicable) please note that all measurements have been taken with a sonic tape measure and as a result are only approximations; the measurement of doors, rooms and windows and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. Any plans are for illustrative purposes only and should be used as such by prospective purchasers.