



11A Alma Place
Laurencekirk, AB30 1AL

ledingham
chalmers
estate agency



Lounge



Dining kitchen

**11A Alma Place
Laurencekirk, AB30 1AL**

Historic, C-Listed, country cottage

- Historic, C-Listed character cottage
- Move-in condition
- Large lounge on first floor
- Ground floor guest bedroom
- Enclosed courtyard to rear with decking area
- Ideal for first timers, young couples, investment or Air B&B



Two beds.



One bathroom.



One public room.

Historic, C-Listed, country cottage

We are pleased to offer for sale this charming, C-Listed cottage, situated in the historic town of Laurencekirk, at one time famed for the production of the highest quality double damask linen.

11a Alma Place is well-presented with fresh, contemporary décor and will appeal to first timers and young couples. With ground floor bedroom and a lounge on the first floor, the property also presents an opportunity for but-to-let investment, a holiday home or an AirB&B.

The property opens to a welcoming vestibule and hall leading to a spacious country kitchen fitted with quality cabinetry, co-ordinating worktops, hob and extractor, double oven, fridge freezer, dishwasher and washing machine. The dining/kitchen is finished with attractive oak flooring, which continues throughout the property.

Also on the ground floor is a generous, double guest room with a pleasant outlook to the rear and a cheerful cloakroom featuring white sanitary-ware and eye-catching, feature wallpaper.

A carpeted staircase leads to the first floor. Here is a very generous lounge which is naturally bright and overlooks the property to the front. Also on this floor, is a further well-proportioned double bedroom with ample space for free-standing furniture.

Completing the home, is the main bathroom with white porcelain sanitary-ware and separate shower enclosure with mains shower and contemporary aqua-panel throughout.

The property also benefits from ample storage space and a part-floored loft.

To the rear of the property there is an enclosed, slabbed courtyard and raised decking area, ideal for outdoor entertaining.



Bedroom



Rear Garden

Accommodation and plans

Lounge	14'8" x 13'9"	4.47m x 4.19m
Dining Kitchen	13'9" x 13'11"	4.19m x 4.24m
Bedroom	12'7" x 9'7"	3.84m x 2.92m
Bedroom	13'3" x 11'4"	4.04m x 3.46m
Bathroom	7'8" x 5'8"	2.34m x 1.73m
W.C.	8'6" x 3'5"	2.59m x 1.04m



Directions

From Aberdeen, travel south on the A90 dual carriageway passing Stonehaven and Fordoun. Cross the dual carriageway as signposted for Laurencekirk and follow the road ahead for some distance before taking the third exit on the left onto Alma Place. 11A is located a short distance along.

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 railway station and a range of excellent amenities; including primary and secondary schools, a range of shops serving everyday needs, hotels and leisure facilities.

Arrange a viewing

Viewing By appointment telephone 01561 378388 or 07587 132733 or by arrangement with Ledingham Chalmers on 01224 632500

Contact us

Ledingham Chalmers
4 Alford Place, Aberdeen
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Tel: 01224 632500

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.