



160 High Street,
Laurencekirk, Aberdeenshire, AB30 1BL

Offers over **£260,000**

**ledingham
chalmers**
estate agency



Lounge



Dining room/ sun lounge



Office/living room

**Deceptively spacious and well presented
three bedroom mid terraced family home
within walking distance of local amenities**

- Modernised throughout by the current owners
- Striking kitchen with newly installed appliances
- Three versatile public rooms
- Principle bedroom boasts en suite and walk-in wardrobe
- Fully enclosed rear garden with South West aspect
- Rear drive way with space for 2 cars



Three beds.



Two bathrooms.



Three public rooms.

We are delighted to offer for sale this deceptively spacious three bedroom double fronted mid terraced family home located in the centre of Laurenckirk within walking distance of all local amenities including the academy and train station.

The current owners have fully upgraded the property, with a completed schedule of work including but not limited to new front door, new upstairs windows, modern kitchen with appliances, two new bathroom suites, installation of a new boiler with modern vertical radiators, new roof, new rear door, enhanced insulation and new decking to the rear garden.

The curb appeal is instantly apparent from the offset, with the crisp white external walls contrasting nicely with the new dark grey front door and slate roof. Entry from the front of the property gives way to the welcoming hallway which in turn leads to most of the ground floor accommodation and houses the stair case to the upper floor.

The expansive front aspect lounge, enjoys superb proportions allowing for a multitude of free standing furniture as desired, with two alcoves being the ideal spot for free standing furniture or shelving. A unique feature of this room is sure to be the three recessed areas by the door from the hall, which have been thoughtfully placed by the owners to create a spot for additional storage or for displays. There are bi-fold doors leading to the dining room/sun lounge which allows for the rooms to be set on open plan to create an excellent layout for entertaining and modern family living. The rear aspect dining room/ sun lounge is filled with an abundance of natural light all day long through the placement of sliding glazed doors and sky lights. This room is the heart of the home which connects the inside and outside spaces perfectly. Located off of the dining room/ sun lounge is the office/living room, which is a great size and would suit a variety of uses including a play room or home gym.



Kitchen



Bedroom



Principle bedroom



Bathroom

Viewers are undoubtedly going to be impressed by the modern and recently installed kitchen. Again boasting excellent proportions the kitchen is fitted with light grey gloss wall and base units with contrasting wood effect work surface and copper splash back. Appliances included induction hob, oven, concealed extractor fan, dishwasher, free standing fridge freezer, washing machine and tumble dryer. The ground floor accommodation is completed by a spacious front aspect bedroom with quality grey carpeting and modern family bathroom comprising bath with overhead shower, Mira platinum dual controls, wood effect vanity unit with inset sink, wc, chrome towel rail and storage mirror above the sink.

Upstairs, there are two double bedrooms located either side of the landing. The first bedroom is decorated in modern grey tones, with matching quality carpeting. There is a bespoke open wardrobe with shelving and hanging space. A lovely bay window over looks the front of the property. The principle bedroom is decorated in relaxing green tones with grey quality carpeting and a charming front aspect bay window. The room is enhanced further by a walk-in wardrobe, with exposed shelving and hanging space found at either side. There is a door leading into the en suite comprising large walk-in shower enclosure with Mira platinum dual controls, WC and storage vanity unit with inset sink. The new boiler is located in the right corner.

Outside, the fully enclosed South West aspect garden is a picturesque haven to relax and unwind, while being safe for child and pets to enjoy freely. The garden enjoys sun in the afternoon and beyond, with gorgeous sunsets to be seen towards the West. The quiet setting enhances the feeling of seclusion, with there being areas of decking, lawn and mature flower beds. A large wooden shed at the bottom of the garden is fitted with light and power. The vehicle access is located to the rear off of Blackiemuir Avenue, with a stone chip drive allowing off street parking for 2 cars.

Accommodation

Lounge	12'2" x 20'11"	3.71m x 6.38m
Dining room/ sun lounge	10'0" x 17'5"	3.05m x 5.31m
Office / living room	9'0" x 16'9"	2.74m x 5.11m
Kitchen	14'6" x 13'3"	4.42m x 4.04m
Bedroom	9'9" x 15'5"	2.97m x 4.7m
Bathroom	9'9" x 6'10"	2.97m x 2.08m
Bedroom	12'4" x 17'2"	3.76m x 5.23m
Bedroom	13'8" x 17'2"	4.17m x 5.23m
En suite	11'0" x 7'3"	3.35m x 2.21m



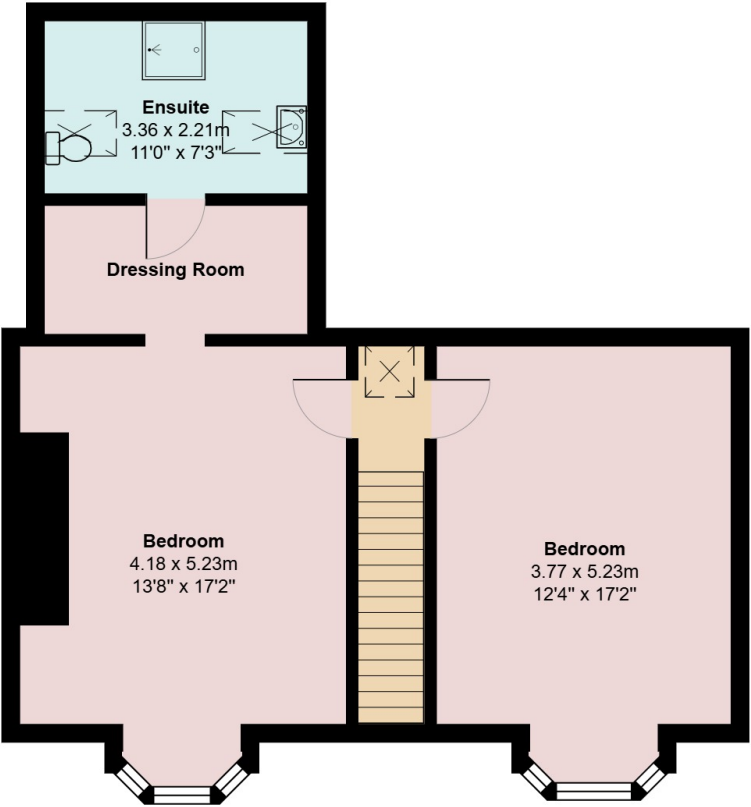
Rear garden



Rear garden

Floorplan

160 High Street



Directions

Travelling from Aberdeen, take the first junction into Laurencekirk, continue onto the High Street and the property is located on the right hand side just before the junction to Blackmuir Avenue.

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 appointment telephone 07908 222998/07753640497 or 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.