



Solicitors & Estate Agents



43a High Street, Laurencekirk
AB30 1BH EPC - C

Offers Over **£89,000**

43a High Street, Laurencekirk

First floor one bed roomed flat

Overview

- Modern Lounge
- 1 Bedroom
- Kitchen
- Bathroom
- Gas Central Heating
- Double Glazing
- Allocated parking space
- Close to amenities



A lovely, bright one bed roomed flat



This is a lovely one bed roomed flat situated in the heart of Laurencekirk. With a shared exterior door for added security, and up a set of stairs, you enter the flat and into a hallway from which you have a fresh and bright lounge looking over the High Street, a modern kitchen is off the lounge. A large double bedroom and bathroom as well as a large cupboard complete this property.

This property would be ideal for the first time buyer or as a buy to let



Extras

Included in the sale is a hob and a new oven. The boiler is new and still under warranty.

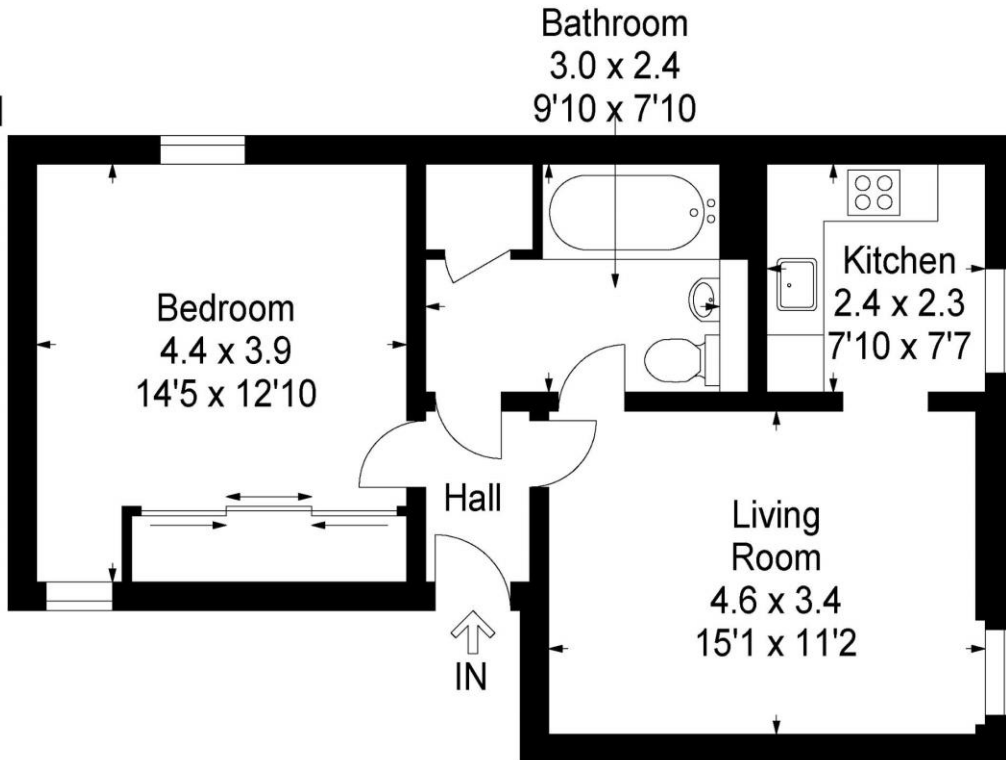
Exterior

There is an allocated parking space



Directions

Enter Laurencekirk from the south exit on A90 onto High Street. Approximately $\frac{3}{4}$ mile along you will see the Post Office on your right hand side. Just prior to the Post Office is Farquhar Street. Turn right onto Farquhar Street and approximately 30 feet along on the left hand side is an opening leading to a parking area, where 43a has an allocated space. The external door to the property is to the left of the



This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you 5 days a week. Get in touch today!

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.