



Solicitors & Estate Agents



**2 Rockery Cottages, Main Street,  
Luthermuir, AB10 1YR  
EPC - D**

Offers over **£145,000**



# A wonderful terraced cottage in the quiet village of Luthermuir

## Overview

- Lounge with multi-fuel burner
- Kitchen
- Bathroom
- 2 Bedrooms
- All electric central heating
- large summer house with electrics and log burner
- lovely gardens
- Sheds and polytunnel
- lean-to shed for additional storage
- Ample on street parking



## A lovely quaint terraced cottage with 2 bedrooms

Built in 1850 with an extension added around 1940, viewers will be impressed with this lovely, terraced cottage which has been updated to a high standard throughout.

Situated in the quiet village of Luthermuir, this cottage has 2 double bedrooms, lounge leading into a kitchen. A small bathroom and utility room complete this property.

The property benefits from All electric heating with a multi-fuel burner in the lounge. The property is double glazed throughout.

Do not hesitate – arrange a viewing today.



### *Extras*

All carpets and curtains are included in the sale as well as a washing machine, cooker and fridge. The multi-fuel burner in the lounge as well as the log burner in the summerhouse.

### *Exterior*

There is a large garden to the rear of the property, which leads to a communal path taking you to Plantation Woods

The garden is tidy and laid out with grass, plants and a poly-tunnel.

EPC: D

Council Tax Band: A



### **Directions**

From our offices in Brechin, head onto the A90 and drive North. After about 5 miles turn left at the Power Washer building, Take the immediate right and follow the road turning right at Luthermuir. Main Street is the second road on the left. 2 Rockery Cottages are about 100 years along on the right hand side.

What3words

Bill.crossword.nags takes you to Main Street, Luthermuir





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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.