



Solicitors & Estate Agents



**42 Mearns Drive, Laurencekirk,  
AB30 1DF**

**EPC: E**

Offer Over **£159,000**

# 42 Mearns Drive, Laurencekirk

2 bedroomed semi-detached bungalow

## Overview

- semi-detached
- 2 Bedrooms
- 1 public room
- large Kitchen / diner
- Bathroom
- Total Control Heating
- Double Glazing
- Gardens front and rear
- Driveway

Council Tax band: C



*Lovely property set in quiet residential area*



Set in Laurencekirk in a quiet residential area, this lovely semi-detached bungalow has a bright lounge, large kitchen / diner and 2 double bedrooms both of which have built in wardrobes. There is a rear vestibule leading to the back garden. The family bathroom is fitted with a large shower cubicle.

This property benefits from Total Control Heating and is double glazed throughout.

The loft has access from the hall and is partially floored.

Do not hesitate to arrange a viewing of this lovely future home.



### *Extras*

*Included in the sale are all fixtures and fittings as well as all white goods.*

### *Exterior*

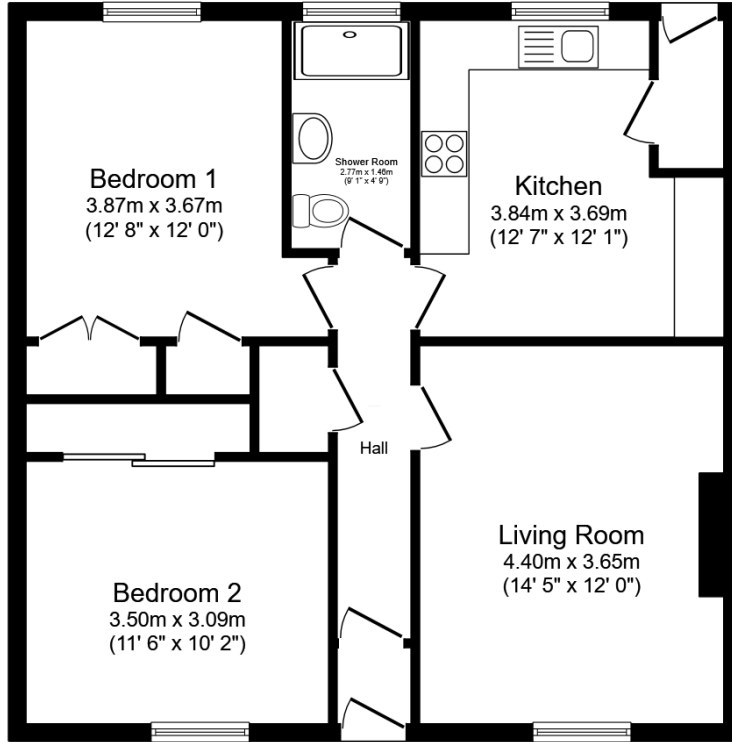
*There is a low maintenance garden at the front of this property whilst a driveway large enough for 2/3 vehicles run up the side of the house. To there rear there is a good sized garden used mainly as a vegetable garden as well as a green house, shed and summerhouse*



### **Directions**

Driving north on A90, take a left onto A937, turn left into Mearns Drive and a further left, number 42 will be facing you as indicated by our for sale board.

What3words  
Majoring.protest.always



### Floor Plan

Floor area 72.1 sq.m. (776 sq.ft.)

Total floor area: 72.1 sq.m. (776 sq.ft.)



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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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.