



Solicitors & Estate Agents



**104 Kirkburn, Laurencekirk,
AB30 1LG EPC: C**

Offers Over **£205,000**

104 Kirkburn, Laurencekirk

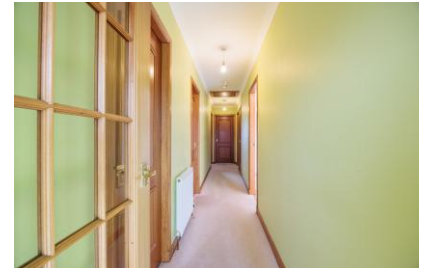
3 Bedroom Semi-Detached Bungalow

Overview

- Semi-Detached
- 3 Bedrooms
- Lounge
- Kitchen
- Bathroom & Shower in Bedroom 1
- Gas Central Heating
- Double Glazing
- Front & Rear Gardens
- Driveway and Garage
- Close to local Amenities & A90



A lovely well-cared for 3-bedroom bungalow.



This fantastic semi-detached bungalow has a lovely front facing bright lounge with space for a dining room table and chairs. The kitchen includes all appliances and rear door access leading to the garden. All 3 bedrooms are double rooms with built in wardrobes, bedroom 1 benefits from a shower. The family bathroom is a good size and has been well-cared for.

There is ceiling hatch granting access to the partially floored loft.

This property benefits from gas central heating, double glazing & smoke alarm.



Extras

All light fittings, fitted floorings and curtains will remain as part of the sale. The 2 sheds and summer house in the garden will also be included in the sale.

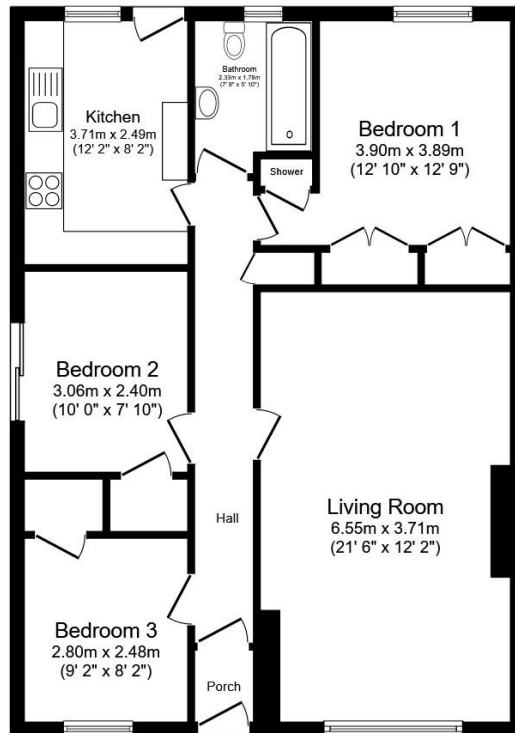
Exterior

To the front of the property there is a driveway and a single garage. The rear garden has a decking area, a lawn area as well as a paved area great for exterior seating. The garden benefits from 2 sheds, a summer house and a pond.



Directions

Use what3words
///covertly.quit.pavilions



Floor Plan

Floor area 78.9 sq.m. (850 sq.ft.)

Total floor area: 78.9 sq.m. (850 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

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