

7 Gardenston Street, Laurencekirk Offers over £130,000



Terraced cottage

Front Vestibule

Entered by a solid timber door. Coombe ceiling. Doors lead to lounge and front bedroom and hallway.. Floor is laid with carpet. Electric fuse box.

Hallway

Glazed door to the hallway. Doors lead off to lounge, Bedroom 1, Bathroom, Bedroom2, kitchen and airing cupboard. There is also a door leading out to the rear garden. The floor is laid with carpet and there are two central ceiling lights.

Lounge 5.32 x 3.40 (17'5" x 11'2")

A good size room, with a window overlooking the street. One wall is wood panelled giving the room a nice feature. There is a fitted gas fire. Central ceiling pendant light. The floor is laid with carpet. There is an opaque window with shelves looking through to the kitchen. Ample room for free standing furniture.

Kitchen 3.68 x 2.20 (12'1" x 7'3")

A good size kitchen with ample wall and base units, with tiled splash backs and laminate worktops.

There is a stainless steel sink with drainer and mixer tap. Space for a slot in cooker. Window overlooking the rear garden. Xpelair extractor fan and a strip light fitted to the ceiling. The floor is laid with carpet tiles.

Bedroom 1 5.32 x 3.40 (17'5" x 11'2")

A large double room, which has a window that overlooks the street. There is a fitted vanity unit with mirror and fitted wardrobes. There is a fitted ceiling pendant light. The floor is laid to carpet. Two doors one of which leads to the hallway, and the other leads to the front vestibule. Room for free standing furniture.

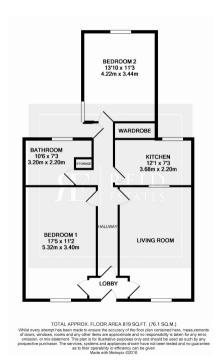
Spacious rooms

Bedroom 2 `4.22 x 3.44 (`4.22 x 11'3")

Another good size double bedroom. A window looks out on to the rear garden. There is a fitted wardrobe with hanging rail and shelf. There is a pendant ceiling light and the floor is laid with carpet. There is a feature window and opaque glazed panel in this room. Ample room for free standing furniture.

Bathroom 3.20 x 2.20 (10'6" x 7'3")

Three piece suite consisting of a bath with electric shower over, back to wall WC, pedestal wash hand basin. Tiling around bath and shower. Modern heated towel rail with panel radiator, both of which can operate independently.. An opaque window facing the rear. The floor is laid with cushionfloor.



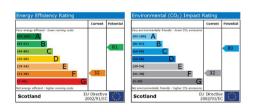
Private rear garden

Airing Cupboard

This cupboard houses the hot water tank and has slatted shelves for storing linen.

Garden

A lovely laid out garden with a patio area at the back door. There are raised fully stocked borders with gravel pathways meandering through. It is an easily maintained garden and well stocked with various shrubs and plants. The garden is fully enclosed with a wooden fence and a hedge down one side. There is a beautiful holly tree in the garden. Also an outside light on the end of the cottage.



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