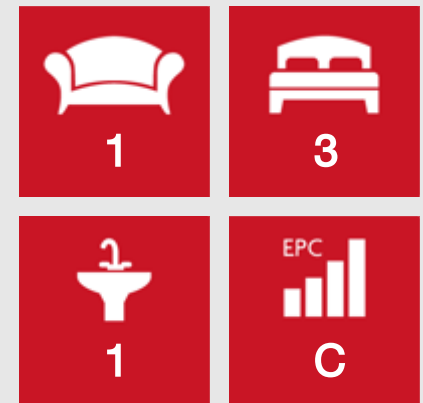




**Thorntons**  
The right way to move

46 Mearns Walk, Laurencekirk,  
Aberdeenshire AB30 1FA







## Summary

Attractive semi-detached villa which offers well-proportioned accommodation and comprises: entrance vestibule with W/C off, spacious lounge, modern kitchen/dining with integrated washing machine, dishwasher, tumble dryer, oven and induction hob, contemporary shower room with wet-wall fittings and three double bedrooms. The impressive list of attributes includes double glazing, gas fired central heating and wood panelled interior doors. All floorcoverings and blinds are included in the sale price.

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## Features

- Semi – Detached Villa
- Popular Residential Location
- Lounge
- Kitchen/Dining
- Conservatory
- 3 Bedrooms
- Shower Room & WC
- GCH; DG; EPC - C
- Drive & Gardens
- Council Tax Band D

## Room Measurements

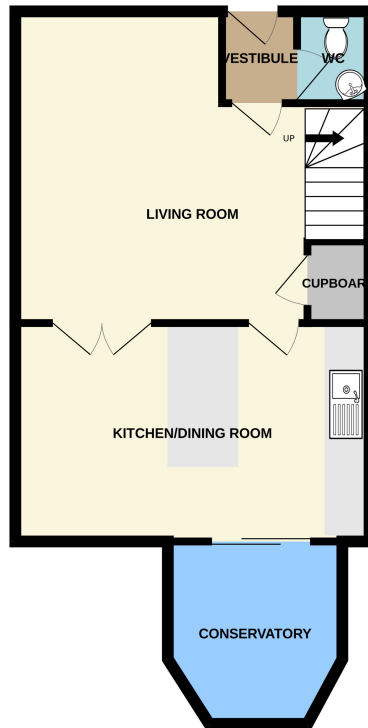
Lounge: 15' 4" x 14' 7" (4.67m x 4.45m)  
Kitchen: 17' 6" x 10' 9" (5.33m x 3.28m)  
WC: 4' 5" x 2' 7" (1.35m x 0.79m)  
Shower Room: 7' 0" x 6' 5" (2.13m x 1.96m)  
Conservatory: 10' 0" x 9' 5" (3.05m x 2.87m)  
Bedroom: 12' 5" x 11' 4" (3.78m x 3.45m)  
Bedroom: 11' 5" x 10' 4" (3.48m x 3.15m)  
Bedroom: 9' 5" x 8' 6" (2.87m x 2.59m)



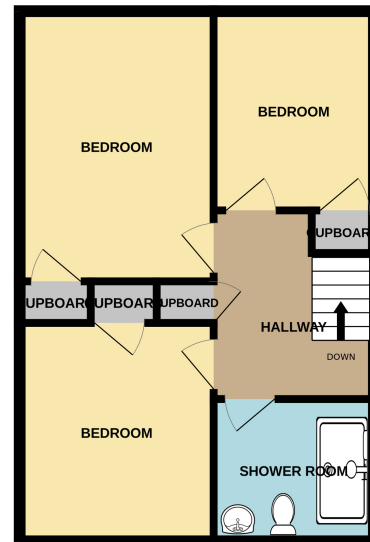


# Floorplan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

Thorntons is a trading name of Thorntons Law LLP Regulated by The Law Society of Scotland