



Thorntons 
The right way to move

Adolphus House, Kintore
Street, Auchenblae,
Laurencekirk, Aberdeenshire
AB30 1XP





Summary

Welcome to Adolphus House – a spacious and well-laid-out three-bedroom semi-detached property located in the heart of the peaceful village of Auchenblae. The property comprises: entrance hallway, spacious lounge, modern kitchen, dining room with wood burning stove, contemporary bathroom with three-piece suite and three well-proportioned bedrooms all benefitting from integrated storage. The comprehensive list of attributes includes double glazing, oil fired central heating, wood panelled doors and ample storage throughout the property. The blinds, curtains and some floor coverings are all included within the sale price. With a generous rear garden, garage with toilet and space for storage, and practical living spaces across two floors this home is ideal for families, couples, or professionals seeking quiet village life with access to key transport links and local amenities.

Features

- Semi Detached Villa
- Quiet Village Location
- Lounge
- Dining Room
- Kitchen
- Family Bathroom
- 3 Bedrooms
- Large Garden To Rear
- Garage (Storage Only)
- Council Tax D
- Oil Central Heating & Double Glazing

Room Measurements

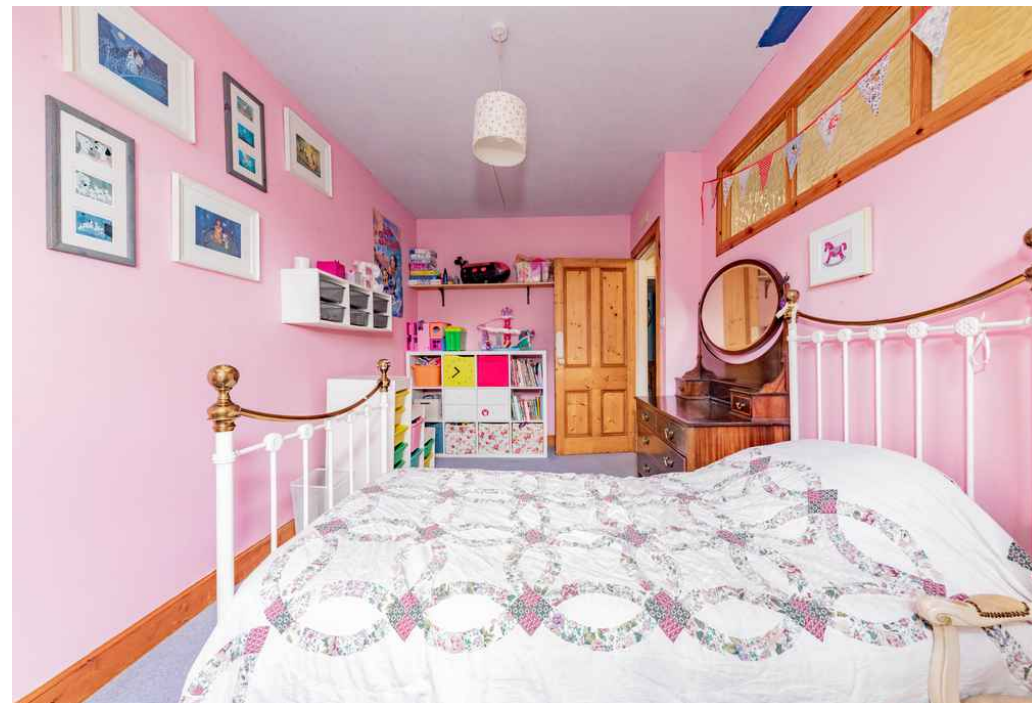
Lounge 16'6" x 12'1" (5.03m x 3.68m)
 Kitchen 11'6" x 8'4" (3.51m x 2.54m)
 Dining Room 15'4" x 11'3" (4.67m x 3.43m)
 Bathroom 8'1" x 7'9" (2.46m x 2.36m)
 Bedroom 15'7" x 8'9" (4.75m x 2.67m)
 Bedroom 12'3" x 10'5" (3.73m x 3.17m)
 Bedroom 11'9" x 11'4" (3.58m x 3.45m)



A beautifully presented three-bedroom
home located in the desirable village of
Auchenblae







Ideal for families, couples, or
professionals seeking peaceful village
living with excellent transport links and
nearby amenities



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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.

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Our Branches

ANSTRUTHER

5A Shore Street, Anstruther, KY10
3EA
01333 310481
anstrutherea@thorntons-law.co.uk

ARBROATH

165 High Street, Arbroath, DD1 1DR
01241 876633
arbroathea@thorntons-law.co.uk

BONNYRIGG

3-7 High Street, Bonnyrigg, EH19
2DA
0131 663 7135
bonnyriggea@thorntons-law.co.uk

EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket
Terrace, Edinburgh, EH12 5HD
0131 297 5980
edinburghea@thorntons-law.co.uk

CUPAR

49 Bonnygate, Cupar, KY15 4BY
01334 656564
cuparea@thorntons-law.co.uk

DUNDEE

Whitehall House, 33 Yeaman Shore,
Dundee DD1 4BJ
01382 200099
dundeaea@thorntons-law.co.uk

FORFAR

53 East High Street, Forfar, DD8 2EL
01307 466886
forfarae@thorntons-law.co.uk

PERTH

7 Whitefriars Crescent, Perth, PH2
0PA
01738 443456
perthea@thorntons-law.co.uk

INVERNESS

Kintail House, 2 Sir Walter Scott
Drive, Inverness, IV2 3BW
01463 383977
genea@thorntons-law.co.uk

ST ANDREWS

17-21 Bell Street, St Andrews, KY16
9UR
01334 474200
standrewsea@thorntons-law.co.uk

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