



Thorntons 
The right way to move

4 Rockery Cottages, Main
Street, Luthermuir,
Laurencekirk, Aberdeenshire
AB30 1YR





Summary

One-bedroom end terrace cottage, in the village of Luthermuir, which comprises lounge, bedroom and WC on the ground floor, with a staircase leading to the attic space. This cottage will require modernisation and upgrading. It should be noted the only source of heating is a coal fire in the lounge and there is no hot water supply to the property. Externally the property benefits from a driveway to the side, giving access to a timber garage, shed and large rear garden, measuring approximately 38 x 7 metres, the size of which would allow scope for extending the property into the rear garden if desired, subject to planning permission.

Features

- End Terraced Cottage
- Located in the village of Luthermuir
- Large rear garden, 38 x 7 metres, approx, providing scope for extending property, subject to planning permission
- Requires Modernisation and Upgrading
- Lounge, bedroom & WC
- Attic Space
- Driveway with access to rear garden
- Garage and Garden Shed
- EPC - G

Room Measurements

Lounge: 3.7m x 4.8m (12' 2" x 15' 9")

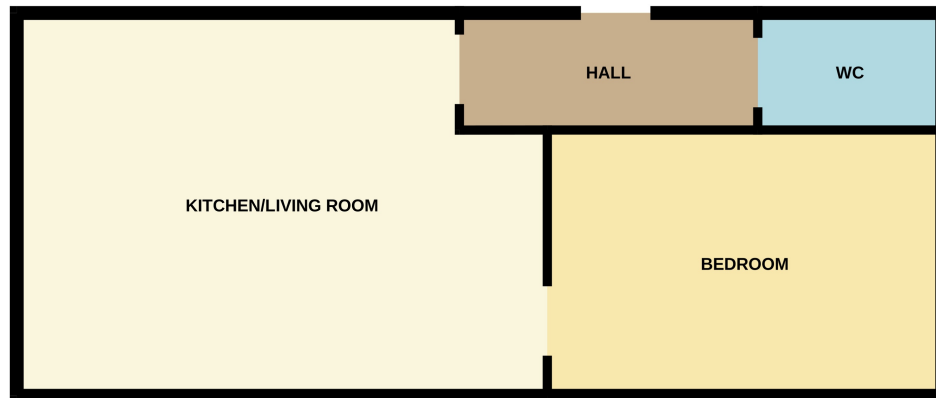
Bedroom: 2.8m x 3.6m (9' 2" x 11' 10")

WC: 1m x 1m (3' 3" x 3' 3")



Floorplan

GROUND 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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