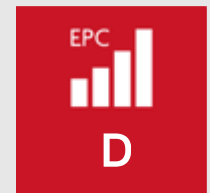
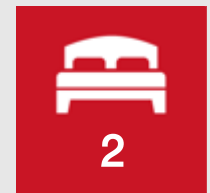




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The right way to move

67 Johnston Street,
Laurencekirk, Aberdeenshire
AB30 1AN





Summary

Two-bedroom semi detached cottage, comprises of an entrance hallway, a bright lounge with feature electric fire, two bedrooms, both with integrated storage, a modern fitted kitchen with integrated oven, hob and extractor fan and freestanding fridge/freezer, as well as a modern shower room, with walk in shower. The property benefits from gas central heating and double glazing. Externally, there is a large rear garden laid out with a lawn, various shrubs and trees, a greenhouse, timber sheds and a lean to sun room. A shared pathway from the rear garden allows access to the front of the property.

Features

- Semi Detached Traditional Cottage
- Popular Residential Area of Laurencekirk
- Lounge, Kitchen, 2 Bedrooms & Shower Room
- Large rear garden, Greenhouse & Timber Sheds
- Gas Central Heating, Double Glazing, EPC D
- Ideal 1st time purchase

Room Measurements

Lounge 15'9" x 10'6" (4.8m x 3.2m)

Kitchen 9'2" x 11'6" (2.8m x 3.5m)

Bedroom 1 9'10" x 13'5" (3m x 4.1m)

Bedroom 2 8'6" x 9'10" (2.6m x 3m)

Shower Room 4'7" x 7'10" (1.4m x 2.4m)



Close proximity to local amenities and
Primary & Secondary Schools







Early viewing is highly recommended



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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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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