



2 Kirktonhill Road, Marykirk | AB30 1UZ

Offers Over £139,950

T. DUNCAN & CO.
Solicitors • Estate Agents





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This fantastic semi-detached family home is set within the charming village of Marykirk, a peaceful rural community surrounded by rolling countryside near the River North Esk. Marykirk offers a warm and welcoming atmosphere with a strong sense of community, along with a popular Village pub and beautiful outdoor spaces ideal for walking and recreation.

Most of the property itself has recently been decorated with the addition of new doors, offering bright, refreshed interiors ready for immediate enjoyment. Accommodation is generous across two levels, featuring a welcoming lounge, a full-length kitchen/dining room ideal for modern family living, and a convenient ground-floor shower room. Upstairs, three well-proportioned bedrooms, all with built-in wardrobes, are served by a three piece family bathroom. The home further benefits from electric heating and double glazing. There are generous garden ground to front, side and rear and driveway leading to a single garage.

Altogether, this semi-detached property combines modern convenience, tasteful presentation and a delightful village setting, creating an inviting home ideal for a range of buyers.

- Semi-Detached Villa
- Spacious Lounge
- Modern Kitchen/Dining
- Shower Room & Bathroom
- 3 Double Bedrooms
- Electric Heating & DG
- Gardens, Garage, Summerhouse & Shed
- EPC Band F



Lounge – 4.79m × 3.60m (15'9" × 11'10")

A bright and generously sized lounge positioned to the front of the property. The room provides an ideal space for relaxing or entertaining, with ample natural light and a comfortable layout that accommodates a range of furnishings.

Kitchen/Dining Room – 7.01m × 3.04m (23'0" × 10'0")

Extending the full depth of the house, this impressive open-plan kitchen and dining room offers excellent versatility for family living. Its generous proportions easily accommodate a dining area, while the kitchen section provides ample workspace and storage. Multiple windows ensure the room feels bright and welcoming throughout the day. Access to rear hallway which has under-stair cupboard.

Shower Room – 1.80m × 2.41m (5'11" × 7'11")

Located conveniently off the rear hallway, the ground-floor shower room is fitted with a shower enclosure and space for additional storage. This room is ideally positioned for guests or for use after outdoor activities.

Hall & Cupboard

The hall provides access to the main living areas and includes a useful storage cupboard, perfect for household storage, coats and cleaning equipment.





First Floor

Bedroom 1 – 4.10m × 3.60m (13'5" × 11'10")

A spacious principal bedroom offering ample room for bedroom furniture along with a built-in wardrobe. Positioned to the front of the property, it enjoys good natural light and a comfortable layout.

Bedroom 2 – 2.90m × 3.60m (9'6" × 11'10")

Another well-proportioned double bedroom featuring a built-in wardrobe. This room offers excellent flexibility for use as a main or secondary bedroom and benefits from its bright aspect.

Bedroom 3 – 3.00m × 2.80m (9'10" × 9'2")

A comfortable third bedroom suitable for use as a child's room, guest room, or dedicated home office. Its balanced proportions make it a versatile space. Built in wardrobe.

Bathroom – 2.00m × 1.60m (6'7" × 5'3")

The first-floor bathroom is fitted with bath, WC and basin, serving the upper bedrooms. Positioned conveniently off the hallway, it provides a practical family bathroom arrangement.



Outside:

There is generous gardens to front, side and rear with shed and summerhouse. There is driveway parking to the side of the property leading to a single garage.



Whilst every attempt has been made to ensure the accuracy of the floor plan concept and the measurements of rooms, windows, doors and any other features and specifications are to be used as a guide only. Prospective purchasers are requested to note their interest with the selling agents in order that they may be advised of any closing date etc. No member of staff of T. Duncan & Co. has authority to give any undertaking or assurance in respect of this or any other property. Please note that none of the services/systems have been tested by our clients or their agents and no warranty is given regarding the condition of same. Please note that this is a draft Schedule.

Services: Electric Heating & Double Glazing

Fixtures & Fittings: Carpets, floorcoverings and blinds

Local Authority: Aberdeenshire

Council Tax Band: B

Post Code: AB30 1UZ

Home Report: Contact our Property Department if you wish us to e-mail a copy of the Report free of charge or to send the URL for you to download

Viewing: By arrangement through agent

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