



14 High Street | Laurencekirk | AB30 1AB

Offers Over £95,000

(HR Valuation £120,000)

T. DUNCAN & CO.

Solicitors • Estate Agent





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**Offers Over £95,000 (HR Valuation £120,000)**

Located in the heart of Laurencekirk, this well-presented terraced villa offers bright and spacious accommodation throughout—ideal for first-time buyers, families, or buy-to-let investors.

Finance may be available subject to eligibility.

The property features two generous double bedrooms, a large and airy lounge perfect for both relaxing and entertaining, a modern kitchen with ample storage and workspace, a convenient downstairs shower room, and a well-appointed family bathroom on the upper level.

The home benefits from gas central heating and double glazing (*no warranties are given in respect of these systems*).

Positioned in a central location, the property is just a short walk from local amenities, schools, and excellent transport links—including the nearby train station offering direct routes to Aberdeen and Dundee.

- Terraced Villa
- Bright & Airy Lounge
- Kitchen
- 2 Double Bedrooms
- Shower Room
- Bathroom
- Finance May be Available
- EPC – Band D



**Vestibule:** UPVC double glazed exterior door.

**Hallway:** Cupboard housing Worcester combi boiler (no warranties given). Staircase to upper floor accommodation.

**Lounge:** Approx. 6.1mx4.3m(at widest) Spacious public room with two double glazed UPVC windows to front Cupboard Housing electricity meter.



**Kitchen:** Approx. 1.2mx3.6m. The Kitchen is fitted with a range of base and high level storage units. UPVC double glazed window looking to rear. Door to hallway

**Shower Room:** Approx. 1.9mx2.5m. Downstairs Shower room fitted with three piece suite incorporating WC wash hand basin shower cubicle.

**Bedroom 1** Approx. 5.3mx4.7m. Excellent sized double bedroom with double glazed window to front. Eaves storage.

**Bedroom 2:** Approx. 3mx4m. Another spacious double bedroom with double glazed UPVC window looking to front.

**Bathroom:** Approx. 2.6mx3.1m. Three piece white suite comprising WC, washhand basin and bath. Tiling to splashback. Velux window







**Services:** GCH and Double Glazing

**Fixtures & Fittings:** Carpets, blinds & light fittings

**Local Authority:** Aberdeenshire

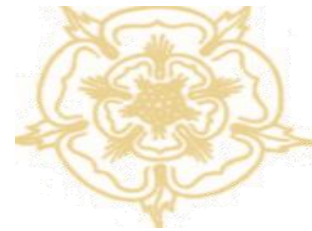
**Council Tax Band:** B

**Post Code:** AB30 1AB

**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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143 High Street, Montrose, DD10 8QN  
Telephone: 01674 672353  
Fax: 01674 678345  
E-mail: [mpc@tduncan.com](mailto:mpc@tduncan.com)

[www.tduncan.com](http://www.tduncan.com)

*N.B. The foregoing particulars are believed to be accurate. They have been carefully prepared for the guidance of intending purchasers but their accuracy is not guaranteed and they do not form part of any contract of Sale. All measurements are approximate and have been made using an electronic measuring device. The measurements may, therefore, be subject to a slight margin of error. Should the size of any measurement be essential then intending offerers are strongly advised to check carefully for themselves. 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 a draft Schedule.*