















5 West Cairnbeg Cottages,
Laurencekirk, Aberdeenshire,
AB30

Offers Over: £140,000

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The Property Ombudsman

5 West Cairnbeg Cottages, Laurencekirk, Aberdeenshire, AB30

Offers Over: £140,000 Tenure: Freehold

Council Tax Band: B
EPC Rating: E

This three bedroom semi-detached house is a great opportunity for someone looking for a semi-rural property with great views and great potential. Must view to fully appreciate the great location and size of this property!

Description
This three bedroom semi-detached house has great views and offers great potential for someone looking for a project property that they can fully renovate and put their own stamp on. The accommodation in offer consist of: a hallway, living room, kitchen, utility room and a bathroom. Upstairs has three double bedrooms and another bathroom. Externally the property benefits of a large garden and a driveway. The property would be an ideal home for those who look for semi-rural location, with peace and quiet and wonderful countryside views. Property is to be sold as seen and all services/appliances have not and will not be tested prior to purchase.

Utility Room
The utility room is accessible from the kitchen and has a door that takes you outside into the driveway.

Kitchen
The kitchen could benefit from full modernisation but offers a solid and practical layout to create a functional and modern kitchen.

Living Room
The living room is off the main entrance hall and connects to the kitchen. Is a spacious room that enjoys countryside views.

Entrance Hall
The main entrance hall has a staircase leading up to the first floor, and gives access to the living room and a downstairs bathroom.

Bathroom
The bathroom on the ground floor comprises of a bath, sink, and a w.c. Needs modernising.

Bedrooms
All three bedrooms are good size double rooms. All in need of redecorating and plastering. Bedrooms 2 & 3 also enjoy great views.

Shower Room
The upstairs shower room is a convenient addition to the first floor and for a family needs. Currently consisting of a w.c., sink, and a shower.

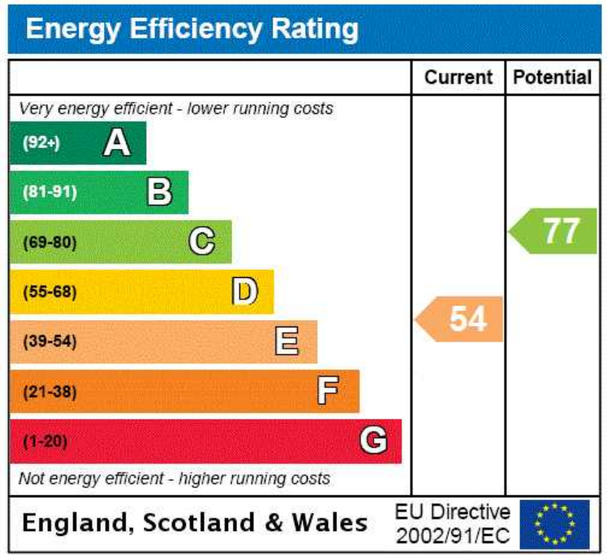
External
The property benefits from a large garden, off street parking, and outdoor storage. The garden offers great potential to be turned into a beautiful outdoor space. The countryside views surrounding the property are outstanding.

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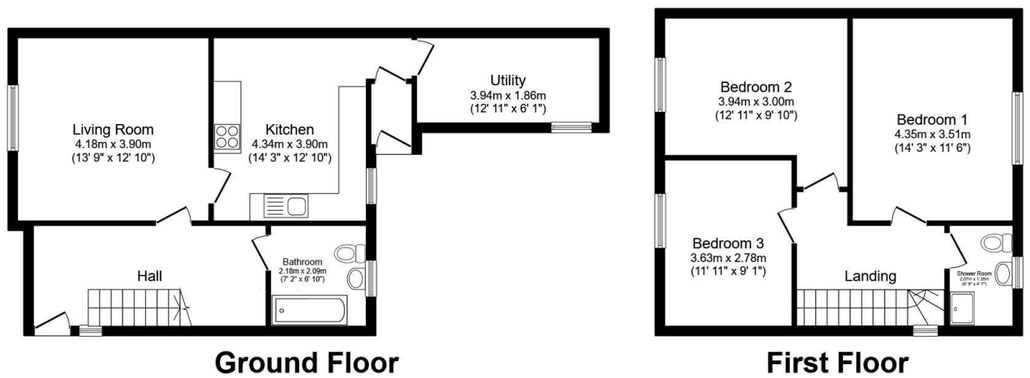
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Total floor area 108.4 sq.m. (1,167 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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