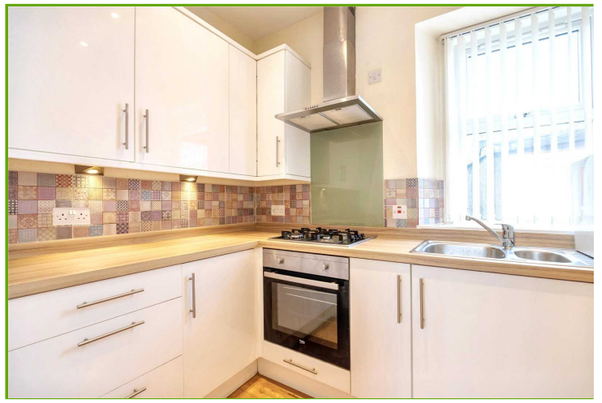
















6 Kirkburn, Inverbervie, DD10 0RT

Offers Over: £110,000

YOUR MOVE

your-move.co.uk

The Property Ombudsman

6 Kirkburn, Inverbervie, Montrose, Aberdeenshire, DD10 0RT

Offers Over: £110,000 Tenure: Freehold

Council Tax Band: A
EPC Rating: D

Charming 1 bed end-terraced cottage in a prime location. Featuring bright accommodation, shared garden and easy access to local amenities, this property is sure to appeal to many buyers.

Description

Situated in the heart of the popular coastal town of Inverbervie, this charming one bedroom end-terrace cottage offers an excellent opportunity for those living alone, downsizing or purchasing their first home. The property enjoys a central position close to local amenities, transport links and scenic coastal walks. Benefiting from bright accommodation throughout, shared garden grounds and characterful cottage appeal, this is a property sure to attract a range of buyers.

Living Room

A welcoming and well-proportioned living room with natural light, creating a bright and airy space. There is ample room for both lounge and dining furnishings, while the staircase adds character and practicality to the room with an under stair cupboard. Neutral décor and carpeting complete this comfortable main living area.

Kitchen

The fitted kitchen is well laid out with a range of wall and base units, contrasting work surfaces and tiled splashback. Integrated cooking appliances are included, as well as a washing machine and dishwasher. A window provides good natural light, making this a pleasant and functional workspace.

Bedroom

Located on the upper level, the generous double bedroom is bright and spacious with storage and additional room that can have variety of uses such as a dressing room.

Bathroom

The shower room is fitted with a white two-piece suite and enclosed shower cubicle.

External

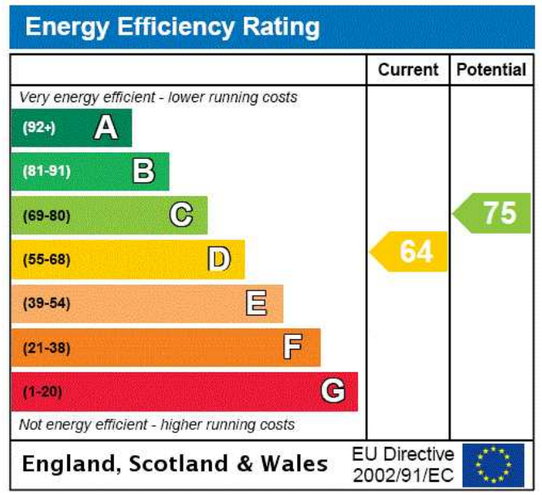
Externally, the property enjoys access to a shared garden area. Positioned in a sought-after part of town, the cottage is within easy reach of shops, services and the attractive coastline of Inverbervie. There is also an outside storage shed, and on-street parking is available right outside.

Your Move is a trading name, independently owned and operated under licence from your-move.co.uk Limited, by Steve Hardaker Limited, (company number 06234698), registered in England at 75 Larch Drive, Stanwix, Carlisle, Cumbria CA3 9FJ. VAT registration no: 437854559. Letting Agent Registration Number is LARN2305007

All Measurements
All Measurements are Approximate.

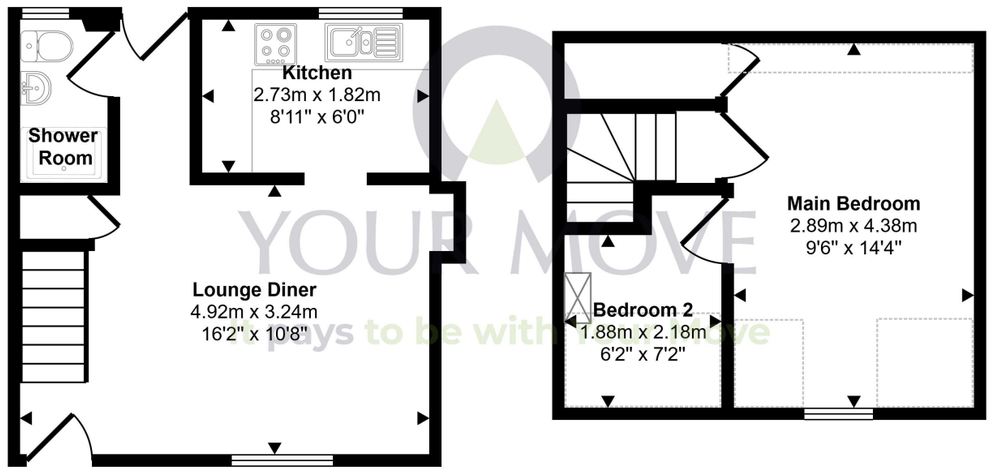
Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

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



For full EPC please contact the branch.

Approx Gross Internal Area
48 sq m / 516 sq ft



Ground Floor
Approx 26 sq m / 281 sq ft

First Floor
Approx 22 sq m / 235 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.