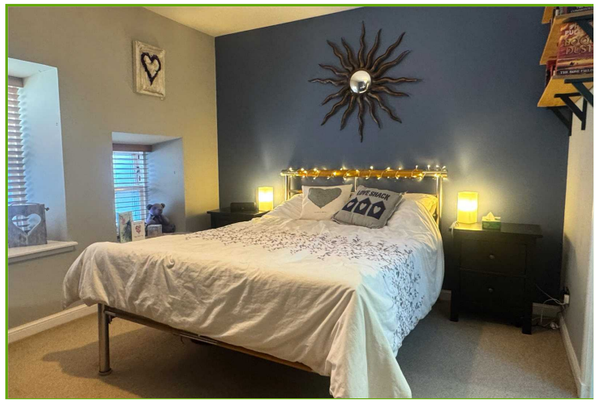
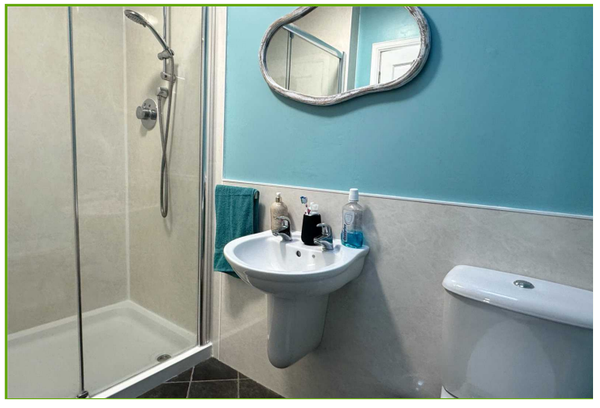
















The Byre, Waterlair, Fordoun,
Laurencekirk, Aberdeenshire,
AB30 1NQ

Asking Price: £249,000

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The Property Ombudsman

The Byre, Waterlair, Fordoun, Laurencekirk, Aberdeenshire, AB30 1NQ

Asking Price: £249,000 Tenure: Freehold

Council Tax Band: E
EPC Rating: C

Description

Part of a former steading conversion, accessed via a private driveway, The Byre, Waterlair is a fabulous mix of character and charm with all the benefits of mod-cons. Located in a beautifully tranquil setting, this welcoming single-storey cottage is surprisingly spacious. The rooms are a good size, and there is plenty of storage space. The Byre benefits from double glazing and underfloor heating throughout. The master bedroom has an ensuite shower room and a dressing area. There are two further double bedrooms (one currently being used as an office and one as an art room), making The Byre suitable for a wide range of home buyers; families, first-time buyers, couples, retirees - this really is a lovely opportunity for anyone seeking a peaceful rural home with easy access to amenities.

All of the usual fixtures and fittings are included but 'white goods' (fridge-freezer, washing machine and dryer) could also be included under negotiation.

Vestibule

The part-glazed front door welcomes you into the vestibule, which has coat hooks and good space for a shoe rack. There is an internal part-glazed door leading directly into the kitchen/diner.

Kitchen Dining Room

The bright kitchen/diner is fitted with a good range of wall and base units. The heart of the home, this spacious room has windows on both sides, ensuring the room has plenty of natural light. There is a built-in dishwasher,oven, ceramic hob and extractor fan, plus space for (negotiable) fridge-freezer. The kitchen/diner has a part-glazed door to each end. One leads into the living room and the other to the hallway.

Living Room

This beautiful warm and welcoming reception room features 3 deep-silled windows to the front garden and a high, rustic bracketed shelf which runs the entire length of the opposite wall. The room has plenty of space for a range of furnishings.

Hallway

The hallway provides access to the remaining accommodation within the property, and also has a very useful and spacious cupboard.

Bedroom 1

A good sized master bedroom with plenty of space for additional furniture, which benefits from an en-suite shower room and a separate dressing area with mirrored wardrobes.

Ensuite Shower Room

The bright, modern three-piece bathroom featuring wash hand basin, WC and a large shower enclosure, provides excellent convenience.

Bedroom 2

With a window to the front views, this nice sized double bedroom is currently used as an art room.

Bedroom 3

This further double bedroom is currently used as an office. The large 'Kallax' unit is included in the fixtures and fittings.

Bathroom

A bright and airy three-piece bathroom with wash hand basin, WC and bath with shower over.

Utiity Room

Highly practical, the utility room has a sink and drainer with storage cupboard and work tops. There is room for both a washing machine and a dryer (which are both negotiable). The room has coat hooks, a ceiling-mounted drying rack and a large double-door cupboard/pantry. There is a part-glazed external door which leads down two steps onto the rear patio.

External

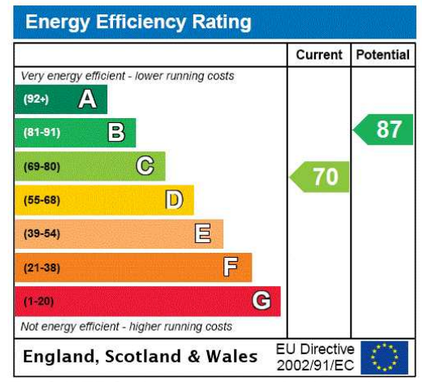
The property has a gravel parking area (for up to 3 cars), a flagstone path and a raised lawn to the front. There are two apple trees here, plus a few raspberry plants and wild strawberries. To the rear there is a flagstone patio with seating, a large water butt and flower beds with well established plants and herbs. The combi-boiler is housed out here. There is a useful garden shed, and a gate leading down to a courtyard lawn area.

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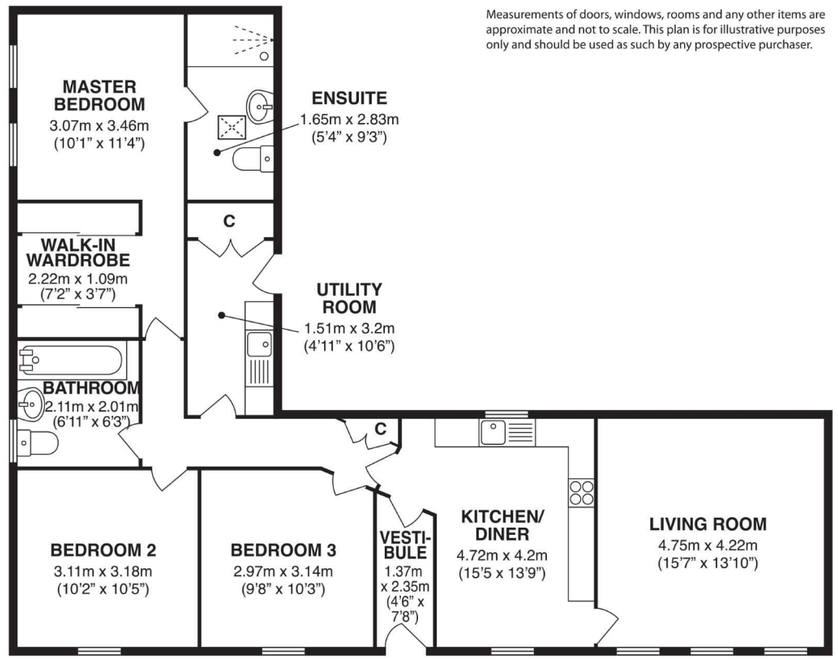
All Measurements
All Measurements are Approximate.

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.



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.