



29 Blackiemuir Avenue, Laurencekirk, AB30 1DX

This beautifully presented detached bungalow is well located within the popular commuter town of Laurencekirk. There are excellent public transport links and many varied amenities close by.

The property is presented to the market in move in condition, tastefully decorated and benefitting from gas central heating and double glazing with some of the windows still under guarantee. All accommodation is on one level and comprises: entrance vestibule, an attractive and bright lounge, inner hallway, well appointed, breakfasting kitchen with induction hob, oven and chimney extractor, 3 well presented bedrooms, a refurbished bathroom and a sun porch located off the kitchen, giving access to the garden.

Outside there is a single garage and a driveway in front of the house provides excellent off street parking. The rear garden is fully enclosed and provides a secure, private and sheltered space for children playing and outside entertaining.

- Detached Bungalow
- Vestibule, Inner Hall
- Lounge
- Modern Breakfasting Kitchen
- 3 Bedrooms
- Attractive Bathroom
- Garden
- Single Garage
- Off Street Parking
- GCH, Double Glazing
- EPC Rating D

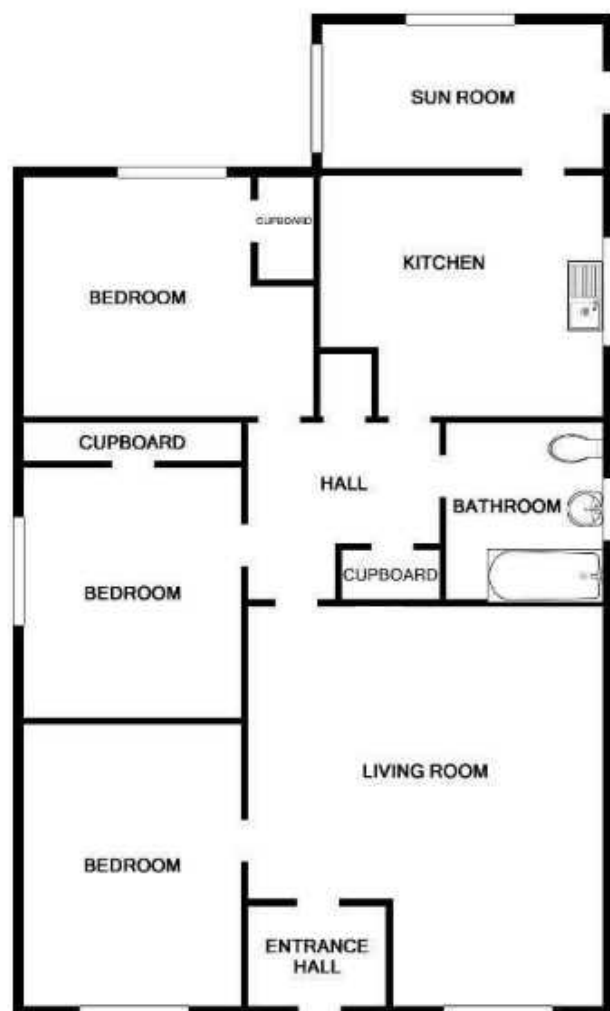


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Room Dimensions

Sun Porch	8'9 x 6'7	(2.67m x 2.01m)
Lounge	17'6 x 15'6	(5.33m x 4.72m)
Kitchen	12'2 x 8'1	(3.71m x 2.46m)
Bedroom 1	11'5 x 10'6	(3.48m x 3.20m)
Bedroom 2	12'0 x 8'0	(3.66m x 2.44m)
Bedroom 3	11'0 x 7'5	(3.35m x 2.26m)
Bathroom	7'2 x 6'1	(2.18m x 1.85m)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Floor plans or maps reproduced within this schedule are not to scale, and are designed to be indicative only of the layout and location of the property advertised.

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