



# The Neuk, 14 Kinnear Square

| Laurencekirk | AB30 1UL

**Thorntons**   
The right way to move









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## Description

Attractive Detached Bungalow situated on an enviable site which is within walking distance of educational amenities, local train station and a selection of shops and retailers.

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## Description

The property which benefits from double glazing and gas central heating comprises Vestibule leading to dining hallway. Well appointed Dining Hallway which could be utilised as a family sitting room boast front facing window with open outlook over Kinnear Square, ample space for dining suite, shelved cupboard with additional storage below, wall press. Feature archway leading to inner hall. Inner Hall with hatch giving access to attic space via fixed ladder. Bright attractive Lounge with front facing bay window, feature fireplace incorporating electric flame effect fire, shelved wall press. Dining Kitchen with both wall mounted and base units, contrasting work surfaces, space for cooker, plumbing for washing machine, shelved cupboard, windows, door leading to garden. Two double Bedrooms with shelved wall press. Shower Room fitted with two piece suite, separate shower cubicle, shelved cupboard, rear facing window.

Externally there are gardens to both the front and rear, the latter offering a mature enclosed area with a wide variety of trees plants, shrubs and timber shed. Single garage to the front.

Viewing is highly recommended. EPC - E.













Dining Hallway	11'1 x 9'9	3.38m x 2.97m
Lounge	13'3 x 13'1	4.04m x 3.99m
Dining Kitchen	13'5 x 12'9	4.09m x 3.89m
Bedroom	12'7 x 10'1	3.84m x 3.07m
Bedroom	10'5 x 9'3	3.18m x 2.82m
Shower Room	8'4 x 8'1	2.54m x 2.46m