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16 GARVOCKLEA GARDENS *LAURENCEKIRK, AB30 1BG*







16 Garvocklea Gardens

JUST SOLD! - Similar Properties Required.

Wait until you see this superb Detached Family Bungalow and the substantial private gardens that surround this beautifully proportioned 4 bedroom, 3 reception home with a sought-after Garvocklea Gardens address in the popular village of Laurencekirk.

AMAZING RESULTS!™ Estate Agents are delighted to offer to the market a rare opportunity to own an outstanding Detached Family Bungalow boasting 4 bedrooms, lounge, dining room, breakfasting kitchen, utility, 2 bathrooms and conservatory/sun lounge in a private cul-de-sac setting. The property includes a wonderful private and generous lawned garden that will impress all who view with paved patios and seating areas surrounded by mature trees offering a high degree of privacy in sunny south-facing position with driveway and integral double garage.

Early viewing is recommended to fully appreciate the accommodation offered.

Offers Over £325,000



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DESCRIPTION

Situated in the popular village of Laurencekirk, this exceptional home provides spacious, comfortable all-on-the-level accommodation enjoying extensive views across its own lawned gardens that cannot fail to impress, with a flexible layout that will undoubtedly appeal to a wide variety of potential purchasers.

The accommodation comprises entrance vestibule, large T-shaped reception hall, spacious lounge with feature fire surround, family dining room, wonderful south-facing conservatory/sun lounge with french doors opening to paved patio and gardens grounds, modern refitted kitchen/breakfast room with built-in appliances, utility room with integral access to double garage, master bedroom with en-suite shower room, 3 further double bedrooms with built in wardrobes and superb refitted family bathroom with walk-in shower.

Vestibule 1.16m x 1.25m (3'9" x 4'1")
Reception hall 5.21m x 3.31 (17'1" x 10'10")
Lounge 5.86m x 4.08m (19'2" x 13'4")
Dining Room 3.29m x 2.54m (10'9" x 8'3")
Sun lounge 5.47m x 3.19m (17'11" x 10'5")
Kitchen 4.52m x 3.44m (14'9" x 11'3")
Utility Room 3.28m x 1.49m (10'9" x 4'10")
Master Bedroom 3.68m x 3.40m (12'0" x 11'1")
En-Suite Shower Room 2.27m x 1.0m (7'5" x 3'3")
Bedroom 2 3.35m x 3.20m (10'11" x 10'5")
Bedroom 3 3.21m x 2.95m (10'6" x 9'8")
Bedroom 4 3.44m x 2.61m (11'3" x 8'6")
Bathroom 3.56m x 1.71m (11'8" x 5'7")





Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

SITUATION

Laurencekirk is a small village in the historic county of Kincardineshire just off the A90 Dundee to Aberdeen main road. It is part of Aberdeenshire and is the largest settlement nestled within the Howe of the Mearns, midway between Aberdeen and Dundee, making it ideal for the commuter. This thriving village boasts a train station, two public parks, public houses, restaurants, a range of shops and leisure facilities, as well as a rebuilt secondary school in 1999 and Mearns Academy, the senior school, opened a new building in August 2014. Lathallan at Johnshaven is a well known local private school. The Community Centre, Library, Fitness Suite and Police Station are housed within the Mearns Campus. Montrose and Stonehaven provide more extensive facilities and Dundee and Aberdeen offer all the services expected of major cities.

Perfect for commuters, Laurencekirk is just a couple of minutes from the A90 Aberdeen/Dundee dual carriageway. Aberdeen and Dundee are both around 40 minutes drive, and Montrose is around 20 minutes. Local bus services are nearby taking you to the Angus and Aberdeenshire towns with a regular service. The railway station at Laurencekirk is a short walk and has regular train services to Aberdeen and the south (connecting to East Coast mainline services at Dundee or Edinburgh). Aberdeen Airport provides a range of domestic and European flights and there are services from Dundee to London City Airport, Birmingham and Belfast.

The area is well known for its wide range of outdoor pursuits. There is a Country Club within the Glenesk Hotel in Edzell and a renowned 18 hole golf course. Other courses in the area include Montrose, Auchenblae and Brechin, along with the championship course at Carnoustie. Salmon and sea trout fishing can be taken on the nearby North and South Esk, whilst the River Dee and Deeside are easily reached over the scenic Cairn O'Mount road (B974). Nearby beaches are found at Lunan Bay and at St Cyrus, which is a Nature Reserve. The Angus Glens offer some of the finest hill-walking in Eastern Scotland, and there is ski-ing at Glenshee and The Lecht. There are lovely forest walks and riding in Inglismaldie Woods.

KEY FEATURES

- Substantial Detached Family Bungalow
- Private Cul-De-Sac Setting
- Highly Sought-After Location
- Spacious Lounge With Feature Fireplace
- Beautifully Proportioned Sun Lounge
- Dining Room
- Fitted Family Kitchen With Built-In Appliances
- Utility

- Master Bedroom With En-suite
- 3 Further Double Bedrooms With Built-In Wardrobes
- Family Bathroom With Walk-In Shower
- Gas Heating & Double Glazing
- Integral Double Garage
- Generous Private Garden Grounds

GARDENS, GARAGE & PARKING

Area of attractive laid to lawn to front of property with generous 2-car driveway leading to integral double garage measuring approx. 5.59m x 6.03m (18'4" x 19'9"). Provides power, light and water. Electric car charge point. Substantial area of lawned garden to rear providing a degree of privacy. Rotary dryer. Paved patio and paved seating areas. Timber garden shed. Wooded area of garden ground.

EXTRAS

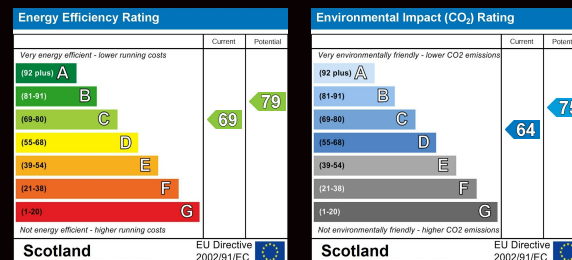
All fitted floor coverings, blinds, built-in kitchen appliances and timber garden shed are included in the purchase price.

ARRANGE A VIEWING

Viewing by appointment. Please call your local Professional Estate Agent, Colin Jenkins at AMAZING RESULTS!™ to see this property today. 0800 999 1565. To view additional Photographs, Floor Plans, Property Tours and Social Media content or to arrange a viewing online, please visit our website. AMAZINGRESULTS.com.

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Agents Note

Arrange a viewing: Viewing is strictly by appointment through **AMAZING RESULTS!**™ Head Office, 9-10 St. Andrews Square, Edinburgh EH2 2AF on 0131 242 0011.

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Head Office: 9-10 St. Andrew Square, Edinburgh, Scotland EH2 2AF
Tel: 0131 242 0011 Fax: 0845 301 1518 Email: sales@AMAZINGRESULTS.com

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