





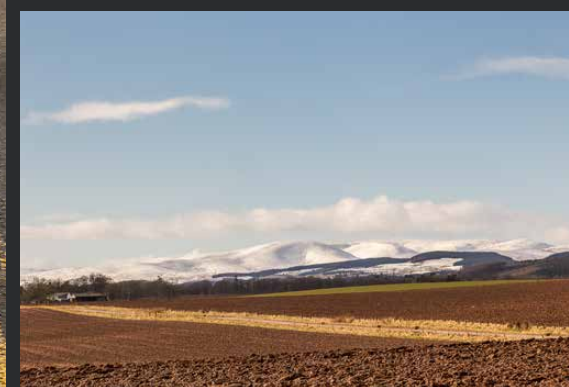
THE LOCATION

LAURENCEKIRK, AB30 1SE

Laurencekirk is a long-established small town in the old county of Kincardineshire, which lies off the A90 dual carriageway, 27 miles from Aberdeen and 36 miles from Dundee.

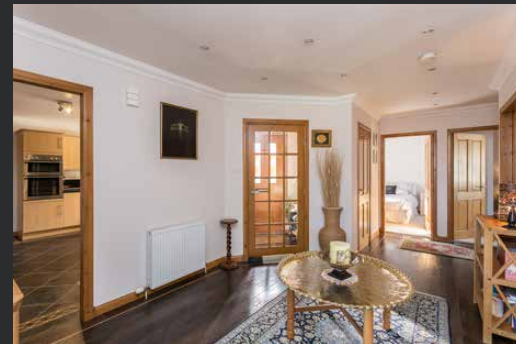
The town has a strong local community and a diverse range of local amenities, including a modern primary school and a recently built secondary school with a fantastic community facility, nursery and after school club. Private schooling is also available locally at Lathallan School, Johnshaven. There is a wide range of local shops serving everyday needs, hotels, banking facilities and other leisure facilities in and around the town centre. There is also a thriving east coast railway station further benefiting the town and making commuting north or south a year-round option.

The nearby town of Montrose provides a range of shopping, business and a modern leisure/swimming complex providing facilities for numerous sporting events. Many more services and attractions are close by creating a high standard of living for those in the local area.



4 FINELLA GRANGE

LAURENCEKIRK, AB30 1SE

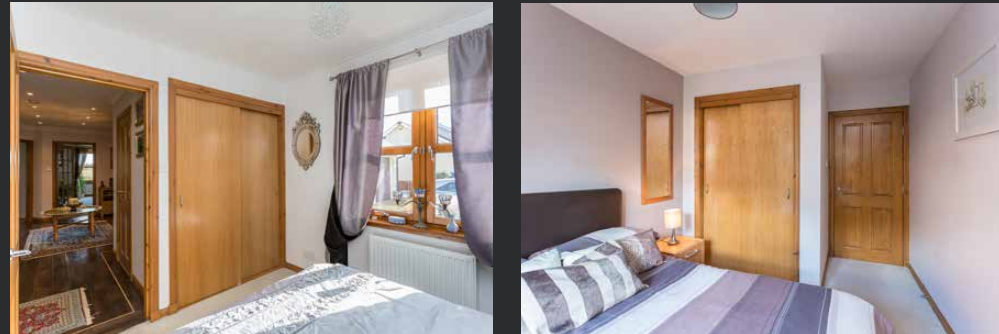
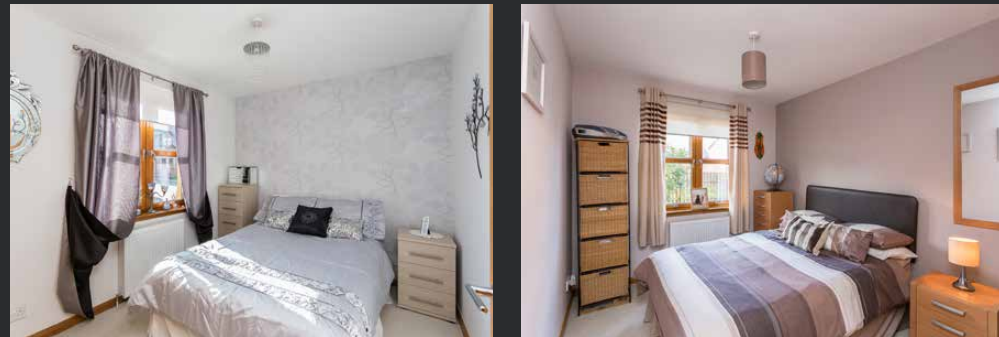


McEwan Fraser Legal is delighted to present this four bedroom detached bungalow, situated in West Cairnbeg, on the cuff of the traditional market town of Laurencekirk. The property is in true walk-in condition and has been maintained to a high standard. The bungalow sit on a plot of $\frac{1}{4}$ of an acre and showcases excellent views of the Kincardineshire countryside. Inside, the property comprises of:

- Entrance vestibule leading to the internal hallway with a cloak cupboard and linen cupboard.
- Fully equipped partially-tiled kitchen; integrated electric four-ring hob, double oven, extractor hood and dishwasher.
- Fully fitted utility room with access to the partially floored attic.
- Spacious living area with a large bay window and double doors into the dining room.
- Dining room for family mealtimes.
- Master bedroom with a built-in triple wardrobe and partially-tiled three-piece en-suite with a double shower cubicle.
- Two double bedrooms which include built-in double wardrobes.
- Fourth bedroom with optional use as a study/sitting room, currently used as a TV room.
- Partially-tiled four-piece family bathroom with bath, corner shower cubicle and chrome heated towel rail.

Additionally, there are private grounds to the rear and side with laid lawn and paved patio area with vegetable patches and a paved area to the front. The property includes a double garage and driveway with space for up to four cars. This is a rare opportunity to acquire a well-maintained property in an excellent location.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP

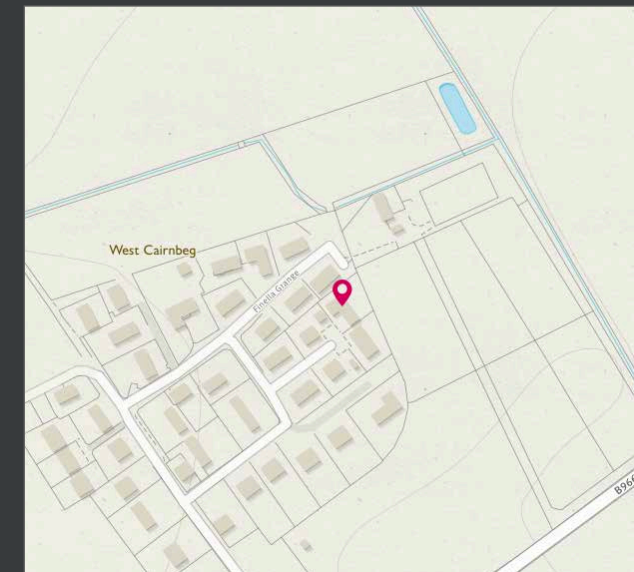


Approximate Dimensions (Taken from the widest point)

Lounge	5.35m (17'7") x 5.35m (17'7")
Dining Room	3.50m (11'6") x 3.45m (11'4")
Kitchen	4.20m (13'9") x 3.90m (12'10")
Utility	3.90m (12'10") x 1.65m (5'5")
Bedroom 1	5.30m (17'5") x 2.97m (9'9")
En-suite	2.65m (8'8") x 1.29m (4'3")
Bedroom 2	2.97m (9'9") x 2.85m (9'4")
Bedroom 3	3.10m (10'2") x 2.65m (8'8")
Family Room/Bedroom 4	4.20m (13'10") x 3.10m (10'2")
Bathroom	3.90m (12'10") x 1.50m (4'11")
Garage	5.80m (19') x 5.60m (18'4")

Gross internal floor area (m²): 151m² | EPC Rating: C

Extras (Included in the sale): All fitted floor coverings, blinds, curtains, light fittings and integrated appliances.



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