

# 6 Monboddo Street

AUCHENBLAE, LAURENCEKIRK, AB30 1XQ



*a unique opportunity to acquire a traditional  
3-bedroom terrace perfect for a growing family or those  
seeking a semi-rural lifestyle*



01224 472 441



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





McEwan Fraser Legal is delighted to present this three-bedroom Stone Mid Terrace in Auchenblae a small semi-rural village in South Aberdeenshire. The property is in excellent condition and is located close to the Primary School, surgery and local convenience Store - all are within easy walking distance (0.2miles). The property is fully electric with double glazing throughout, car parking is available on the street to the front of the house.

# THE LOUNGE



The ground floor comprises a bright contemporary, well-equipped kitchen complete with an induction hob; a standalone fridge freezer; Washing Machine and Tumble Dryer with excellent storage to support a growing family. A long family lounge leads to a large main bedroom which benefits from excellent fitted storage plus a wood burner.



# THE KITCHEN





# THE LOWER BEDROOM





Upstairs there is a further double bedroom plus a single room which could also be a work from home space. A modern bathroom suite with shower over bath completes upstairs.

# BEDROOM 1





# BEDROOM 2





# THE BATHROOM





To the rear of the property is an amazing multi-tiered garden - from a shared courtyard you reach an elevated enclosed lawn with small garden shed - a further set of stairs leads to a fabulous decking area which lends itself to entertaining or relaxing. Beyond that is a further tree-lined plot which could be developed as a vegetable patch or alpine rockery.

This is a unique opportunity to acquire a traditional 3-bedroom terrace perfect for a growing family or those seeking a semi-rural lifestyle with easy access to schools and local shops by foot. Early viewing is recommended.

# THE GARDEN





# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

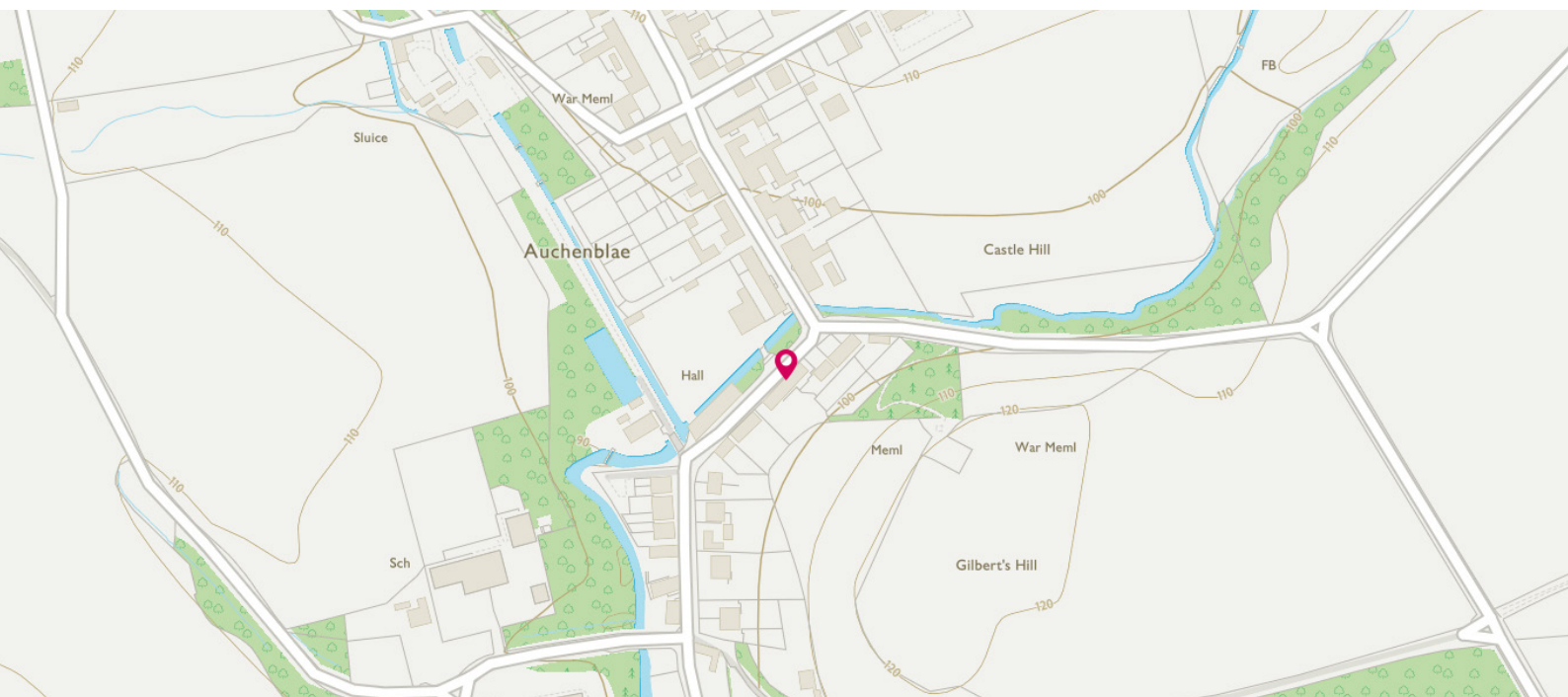
## Ground Floor

Lounge	6.60m (21'8") x 2.80m (9'2")
Kitchen	3.60m (11'10") x 2.90m (9'6")
Bedroom 3	4.60m (15'1") x 3.10m (10'2")

## First Floor

Bedroom 1	3.80m (12'6") x 2.80m (9'2")
Bedroom 2	3.80m (12'6") x 1.90m (6'3")
Bathroom	2.50m (8'2") x 1.60m (5'3")

Gross internal floor area (m<sup>2</sup>): 72m<sup>2</sup>  
EPC Rating: E





# THE LOCATION

Auchenblae is a village in the Kincardine and Mearns area of Aberdeenshire 5 miles north of Laurencekirk which lies off the A90 dual carriageway, 27 miles from Aberdeen and 36 miles from Dundee.







Laurencekirk (6 miles) 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 nearby 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 Stonehaven (12 miles) provides a range of shopping, businesses, and a leisure/open-air pool and lido. Many more services and attractions are close by creating a high standard of living for those in the local area.



**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 01224 472 441

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



Text and description  
**SCOTT MARSHALL**  
Surveyor



Layout graphics and design  
**ALLY CLARK**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.