



35

Faulkner Avenue

Laurencekirk, Aberdeenshire AB30 1GU



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Enter the property at the front into a welcoming entrance hallway where there is a fitted cupboard and a hatch allowing access to the attic.

Located at the front, the lounge is a spacious and bright room.

To the rear of the home is a striking semi open plan dining kitchen and sun room.

The triple aspect sun room benefits from all day sun. This charming room blends the outside and inside, it is the perfect place to sit and enjoy the rear garden which is accessible via a door to the side of the sun room.

A door from the kitchen links to the utility room which in turn leads to the integrated garage.

35 Faulkner Avenue has three double bedrooms which all offer space for free standing storage. Two of the bedrooms benefit from fitted storage. The principal bedroom is served by an en-suite shower room with shower cubicle, wash hand basin, WC, heated towel radiator, wall mounted mirrored cabinet and extractor fan.

Completing the accommodation is a modern bathroom comprising bath with shower above, wash hand basin with mirror above, WC, heated towel radiator, charging point, a window and an extractor fan.

We are delighted to bring to the market this well presented and well laid out, three bedroom, two public room, detached bungalow with en-suite shower room and family bathroom. 35 Faulkner Avenue comes to the market in walk-in condition, allowing the purchaser to move in with ease.

Located within a convenient, quiet and pleasant residential area, the property is further enhanced by an integral garage and off-road parking to the front, whilst there is a fully enclosed garden to the rear.





Terms

Council Tax

Band F

EPC

Band C

Entry

By Arrangement

Viewing

Contact Solicitors
013398 87665

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- Gas Central Heating
- Bathroom and Shower Room
- Spacious Accommodation
- Walk-In Condition
- Fully Enclosed Rear Garden
- Integral Garage



These particulars are intended to give a fair representation of the property and whilst every care has been taken in their compilation they are not guaranteed and do not form part of any contract. Areas, measurements and distances are given only as a guide and any plans are for identification only and are not to scale.

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