



42 PROVOST ROBSON DRIVE LAURENCEKIRK

Description

Semi detached property in excellent decorative order throughout. The property benefits from GCH and D/G.

**Accommodation: Vestibule Lounge Kitchen/Dining Area 2 Bedrooms
bathroom Garden Garage**

OFFERS AROUND £120,000

Vestibule:	Through white UPVC door with stained glass inserts leading to vestibule. Tiled effect vinyl. Cupboard housing electric meters.
Lounge: 4.28m x 3.33m	Window to front of the property. Feature fire surround with electric fire. Feature corning. T.V. and phone points. Radiator.
Kitchen/Dining Area: 2.94m x 6.4m	Windows overlooking the front and rear of the property. Kitchen with oak wall and base mounted units and glass display cabinet. Stand alone Beko cooker. Partial tiling. Extractor fan. Plumbed for all white goods. T.V. point. Radiator. Spacious dining area. Staircase to upper accommodation.
Upper Landing:	Two storage cupboards with shelving.
Bedroom 1: 3.32m x 4.39m	Large double bedroom with laminate flooring. Window overlooking front of the property. Electric points. Radiator. Hatch to attic.
Bedroom 2: 2.95m x 3.89m	Good sized double bedroom. Laminate flooring. Window overlooking front of the property. Radiator. In built wardrobes.
Bathroom:	Three piece white suite. Walk-in shower cubicle with power shower. Radiator. Vinyl flooring.
Outside:	Driveway leading to garage with power and light. Small area of garden to the front of the property. To the rear of the property there is a lean to greenhouse. Paved area. Drying area. Door giving access to garage.
<u>For Viewings & Enquiries</u>	Watts Solicitors 55 High Street MONTROSE DD10 8LR Telephone : (01674) 673444
<u>Website:</u>	Full details of all our properties can be downloaded from www.wattssolicitors.com and click on property for sale.

Note:

In the event of a closing date being declared the seller(s) shall not be bound to accept the highest or any offer.

These particulars are for guidance only and are not warranted.



Lean to



Lounge



Dining area



Kitchen