



5 Shorelack Court | Gourdon | DD10 0NB
Offers Over £105,000

T. DUNCAN & CO.
Solicitors • Estate Agent





5 Shoretack Court | Gourdon | DD10 0NB

Offers Over £105,000

This main door ground floor apartment with outstanding views over the North Sea is located in the popular seaside village of Gourdon. The picturesque fishing village of Gourdon is conveniently placed providing easy access to the Aberdeen/Dundee A90 dual carriageway and the Angus Coastal Route. Nearby Montrose and the City of Aberdeen offer a full range of services and amenities including supermarkets, shops, hospital, Health Centre and Train Station.

The property, whilst in need of some modernisation offers spacious and well-proportioned accommodation at ground floor level and comprises bright and spacious lounge with uninterrupted views over the North Sea and beyond, Kitchen, Utility Room, three bedrooms and bathroom. The subjects benefit from electric heating and double glazing. In addition, externally there is a courtyard with artificial grass area and bin storage..

This property would suit the needs of a number of purchasers including holiday let, first time or investment and only with viewing will the purchaser appreciate the outstanding views and spacious nature of home for sale.

- Ground Floor Main Door Apartment
- Spacious Lounge
- Kitchen Utility
- Utility Room
- 3 Bedrooms
- Bathroom
- DG & EH
- EPC - D



Hallway: All Accommodation leading off.
Fitted cupboard.

Lounge: Approx. 6mx3.3m. Bright and spacious public room with outstanding uninterrupted views over the North Sea and beyond.

Kitchen: Approx. 3.3mx3m. Good sized kitchen with outstanding, uninterrupted views over the North Sea.

Utility Rm: Approx. 2.1mx1.8m. Space for washing machine and further appliances.

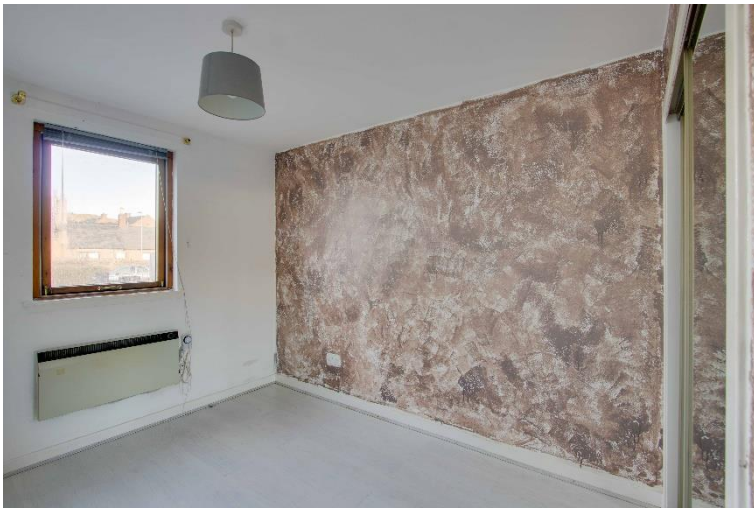
Bedroom 1: Approx 4.8x2.5m. Double bedroom with double glazed window to rear. Fitted wardrobe.

Bedroom 2: Approx. 4.8mx2.8m. Double bedroom with double glazed window to rear. Fitted wardrobe.

Bedroom 3: Approx 3.4mx2.1m. Single bedroom with double glazed window to side

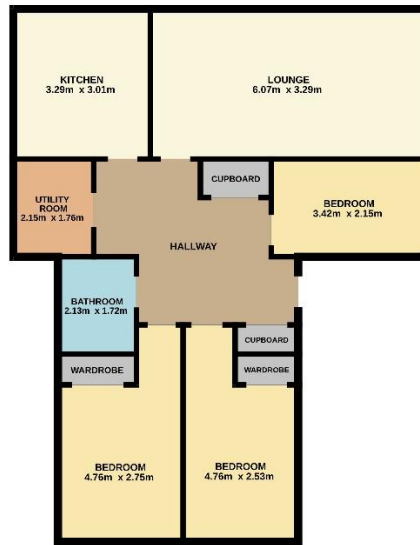
Outside: Courtyard to rear with artificial grass area







GROUND FLOOR
81.2 sq.m. approx.



TOTAL FLOOR AREA: 81.2 sq.m. approx.
 While every effort has been made to ensure the accuracy of these measurements, measurements of actual dimensions should be taken as a guide only. Prospective purchasers are advised to check the measurements on site. The price is an estimate only and is subject to change. The price may vary depending on the condition of the property and the location of the property. The price is an estimate only and is subject to change. The price may vary depending on the condition of the property and the location of the property.

Services: Electric Heating and Double Glazing

Fixtures & Fittings: Carpets, blinds, light fittings,

Local Authority: Aberdeenshire Council

Council Tax Band: B

Post Code: DD10 0NB

Home Report: Contact our Property department if you wish us to e-mail a copy of the Report free of charge or to send the URL for you to download

Viewing: By arrangement through agent

T. DUNCAN & CO.
Solicitors • Estate Agents



143 High Street, Montrose, DD10 8QN
Telephone: 01674 672353
Fax: 01674 678345
E-mail: mpc@tduncan.com
www.tduncan.com

N.B. The foregoing particulars are believed to be accurate. They have been carefully prepared for the guidance of intending purchasers but their accuracy is not guaranteed and they do not form part of any contract of Sale. All measurements are approximate and have been made using an electronic measuring device. The measurements may, therefore, be subject to a slight margin of error. Should the size of any measurement be essential then intending offerors are strongly advised to check carefully for themselves. Prospective purchasers are requested to note their interest with the selling agents in order that they may be advised of any closing date etc. No member of staff of T. Duncan & Co. has authority to give any undertaking or assurance in respect of this or any other property. Please note that none of the services/systems have been tested by our clients or their agents and no warranty is