

STEWART & WATSON

your **complete** property & legal service

2 BLYTHEWOOD PLACE, PORT ELPHINSTONE, INVERURIE AB51 3XE



Three Bedroom Detached Bungalow with Single Garage in Pleasant Location

- Open Plan Lounge & Dining Room
- Dining Kitchen, Utility Room, Master Bedroom with En Suite
- Two Further Bedrooms & Family Bathroom
- DG & Gas CH
- Garden to Front, Side & Rear

Offers Around £220,000

Home Report Valuation £220,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

Situated within a well established residential area in the town of Inverurie, we offer for sale, this Three Bedroom Detached Bungalow with Single Garage. The property is within walking distance of schools and all main amenities and although it would benefit from some modernisation, it offers well-proportioned accommodation, good storage and enjoys the benefit of Double Glazing and Gas Central Heating. The accommodation comprises Vestibule, Hallway, Open Plan Lounge and Dining Room, Dining Kitchen and Utility Room. Master Bedroom with En Suite Shower Room, Two further Bedrooms and Family Bathroom. Outside, a driveway provides off street parking and leads to the single garage. Garden to front, side and rear.

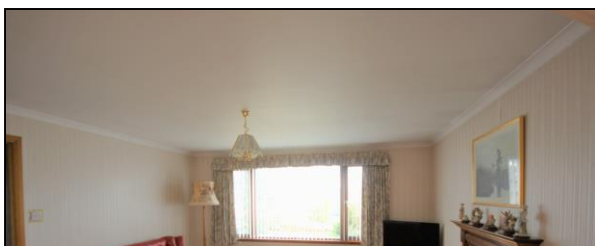
ACCOMMODATION

Entrance Vestibule & Hallway

Exterior door leads into the vestibule which is fitted with a carpet and has glazed door connecting through to the hallway. The Hallway gives access to most accommodation. Generous storage space is provided by way of a built in shelved cupboard, further cupboard housing the electric fuse box along with a further cupboard housing the hot water tank. Central Heating Radiator and Fitted Carpet.

Lounge 15'1" x 14' 8" (4.62m x 4.49m)

With large picture window overlooking the front garden, the bright and spacious Lounge is set on open plan with the Dining Room. A particular feature in this room is the electric fire with wooden surround making this an attractive focal point. Television and telephone points, central heating radiator and fitted carpet.



Dining Room 12'6" x 8'8" (3.81m x 2.64m)

With window to the side of the property, the dining room offers space to accommodate a variety of furniture. Central Heating Radiator and Fitted Carpet. Access to the Kitchen.



Dining Kitchen 14'7" (at longest) x 9'2" (4.44m x 2.79m)

Fitted with a range of base and eye level units, incorporating a stainless steel sink, splashback tiling and coordinating work surfaces. The electric slot in cooker will remain along with the Fridge Freezer. Space is provided for table. Central Heating Radiator and Fitted Carpet. Doors to Utility Room and Hallway.



Utility Room **7'8" x 5'3"**
(2.33m x 1.60m)

Located off the kitchen is a handy utility room fitted with base units incorporating a stainless steel sink, splashback tiling and coordinating work surfaces. Washing machine and tumble drier. Further storage accommodation is provided by a shelved cupboard. Exterior door to garden.

Master Bedroom **11'6" x 11'5"**
(3.50m x 3.47m)

A generously proportioned double bedroom overlooking the front of the property and benefiting from two built in wardrobes incorporating hanging rail and shelving. Central Heating Radiator and Fitted Carpet. **En Suite** Fitted with coloured suite comprising w.c., wash hand basin and separate shower cubicle. Central Heating Radiator and Fitted Carpet.



Bedroom 2 **11'0" x 8'0"**
(3.35m x 2.43m)

Located to the rear of the property, this bedroom benefits from a built in wardrobe incorporating hanging rail and shelving. Central Heating Radiator and Fitted Carpet.



Bedroom 3 **11'4" x 11' 0"**
(3.45m x 3.35m)

A further bedroom also located to the rear of the property and benefiting from a double built in wardrobe incorporating hanging rail and shelving. Central Heating Radiator and Fitted Carpet.



Bathroom **11'5" x 5'6"**
(3.47m x 1.67m)

Fitted with coloured suite comprising w.c., wash hand basin and bath. Central Heating Radiator and Fitted Carpet.



OUTSIDE

A driveway to the side of the property provides off street parking for several vehicles and leads to the detached single garage with up and over door, power and light. The well maintained garden to the front of the property is mostly laid in grass incorporating a variety of mature trees and bushes. A path at the side of the property leads to the rear garden. Garden shed to remain.

SERVICES

Mains water, electricity, drainage. Gas central heating.

ITEMS INCLUDED

The usual heritable fixtures and fittings are included. All floor coverings, light fittings, curtains and blinds will remain together with all white goods and the garden shed.

Council Tax Band F

EPC Band D

Entry

By arrangement

Viewing

By contacting Mark on 07503 971418 or our Oldmeldrum Office on 01651 872314 to arrange an appointment.

Email

oldmeldrum.property@stewartwatson.co.uk

Offers

All offers should be submitted in writing to our Oldmeldrum Office.

LOCATION

The property is located within a popular residential development in Port Elphinstone. There is a primary school along with some shops. Inverurie itself offers a wide range of facilities, including primary schools, a secondary school, shops, hotels, health centre, swimming pool, sports centre, library and golf course is within walking distance. Being situated around 17 miles from Aberdeen and well served by road and rail links it is an ideal commuting base.

Reference

Oldmeldrum/DDP/C20



FREE VALUATION – We are pleased to offer a free and without obligation, valuation of your property.
Contact Property Department at any of our offices.

These particulars do not constitute any part of an offer or contract. All statements contained therein, while believed to be correct, are not guaranteed. All measurements are approximate. Intending purchasers or leasees must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained in these particulars.

The Property Shop, 2 Main Street, Turriff AB53 4AD	(01888) 563777	38 Broad Street, Fraserburgh, AB43 9AH	(01346) 514443
59 High Street, Turriff AB53 4EL	(01888) 563773	21 Market Square, Oldmeldrum AB51 0AA	(01651) 872314
65 High Street, Banff AB45 1AN	(01261) 818883	4 North Street, Mintlaw, AB42 5HH	(01771) 622338
42/44 East Church Street, Buckie AB56 1AB	(01542) 833255	25 Grant Street, Cullen, AB56 4RS Mon-Fri 2pm-4pm	(01542) 840408
35 Queen Street, Peterhead AB42 1TP	(01779) 476351	17-19 Duke Street, Huntly, AB54 8DL	(01466) 792331