

# STEWART & WATSON

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**20 PARCOCK PLACE  
OLDMELDRUM AB51 0PH**



*Four Bedroom Detached Dwellinghouse with Double Garage*

- Lounge, Study, Cloakroom, Kitchen, Dining Room & Utility Room
- Master Bedroom with En Suite, Three further Bedrooms and Bathroom
- DG & Gas CH
- Gardens to front and rear
- Ideal Family Home

***Offers Around £300,000***

***Home Report Valuation £300,000***

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

## TYPE OF PROPERTY

Situated within a child friendly cul-de-sac in a residential area of Oldmeldrum close to local amenities and well placed for commuting to Dyce, Bridge of Don, Aberdeen Airport and the City, we offer for sale this Four Bedroom Detached Dwellinghouse with Double Detached Garage. The property is in good order throughout and offers a generous level of accommodation over two floors and enjoys the benefit of Double Glazing and Gas Central heating. The accommodation comprises of Hallway, Lounge, Study, Cloakroom, Kitchen, Dining Room and Utility Room on the ground floor. First floor accommodation includes Master Bedroom with En Suite Shower Room, Three further Bedrooms and Family Bathroom. Outside, a driveway provides off street parking for several vehicles and leads to the detached double garage with twin up and over doors. Gardens to front and rear.

## ACCOMMODATION

### Entrance Hallway

The entrance door with glazed inset leads into the hallway which gives access to the lounge, study, cloakroom and kitchen. Stairs leading to first floor accommodation. Under stair cupboard, central heating radiator and laminate flooring.

### Lounge

**15' 3" x 13' 9"**

(4.66m x 4.23m)

Located to the front of the property with bay window flooding the room with natural light, the good sized lounge offers space to accommodate a variety of furniture. Television point, central heating radiator and laminate flooring.



### Study

**7' 4" x 6' 4"**

(2.25m x 1.95m)

With small bay window to the front, television and telephone points, central heating radiator and laminate flooring.



### Cloakroom

**7' 1" x 4' 3"**

(2.16m x 1.31m)

Fitted with white suite comprising w.c. and wash hand basin. Central heating radiator and vinyl flooring.

### Kitchen

**16' 6" x 8' 9"**

(5.05m x 2.71m)

Fitted with a range of base and eye level units incorporating a Belfast sink and wooden work surfaces. The units further incorporate a range style cooker with hood above. Central heating radiator and laminate flooring. Door to dining room and access to utility room.



### Dining Room

**10' 8" x 8' 9"**

(3.29m x 2.71m)

With French doors leading to the garden, central heating radiator and laminate flooring.





**Utility Room** 7' 3" x 5' 2"  
(2.22m x 1.58m)

Handy room accessed from the kitchen and fitted with base and eye level units and work surface. Space for fridge freezer, washing machine and dishwasher. Central heating boiler. Central heating radiator, laminate flooring and exterior door.

**FIRST FLOOR ACCOMMODATION**

A carpeted staircase from the entrance hallway leads to the first floor accommodation. Upper hallway gives access to all bedrooms. Access hatch to loft space. Cupboard.

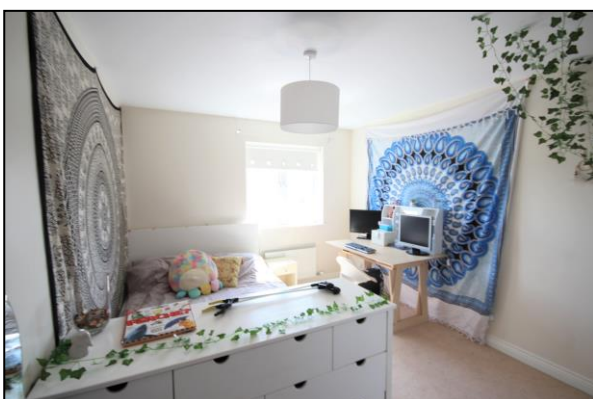
**Master Bedroom** 10' 6" x 10' 5"  
(3.23m x 3.20m)

A bright and airy master bedroom featuring built in wardrobes incorporating hanging rail and shelf space fronted by sliding mirrored doors providing good storage. Central heating radiator and fitted carpet. **En Suite** Fitted with white suite comprising w.c., wash hand basin and corner shower cubicle. Central heating radiator and laminate flooring.



**Bedroom 2** 13' 6" x 10' 2"  
(4.14m x 3.10m)

A good sized double bedroom located to the front of the property offering space for freestanding furniture. Central heating radiator and fitted carpet.



**Bedroom 3** 10' 5" x 9' 1"  
(3.20m x 2.77m)

Located to the rear of the property, this room features built in wardrobes incorporating hanging rail and shelf space fronted by sliding mirrored doors providing good storage. Central heating radiator and fitted carpet.



**Bedroom 4** 10' 4" x 9' 1"  
(3.17m x 2.77m)

Single bedroom located to the rear of the property. Central heating radiator and fitted carpet.



**Bathroom** 7' 5" x 5' 6"  
(2.28m x 1.71m)

Fitted with white suite comprising w.c., wash hand basin set in vanity unit and bath with shower above and screen to side. Central heating radiator and vinyl flooring.



## OUTSIDE

A driveway at the side of the property provides off street parking for several vehicles and leads to the detached double garage with twin up and over doors. The garden to the front is mainly laid in grass. A gate at the side leads to the fully enclosed rear garden which is mainly laid in grass with a patio area. Garden shed.



## SERVICES

Mains water, drainage, electricity and gas central heating

## ITEMS INCLUDED

The usual heritable fixtures and fittings are included. All floor coverings, light fittings, curtains and blinds will remain.

**Council Tax Band** - F

**EPC Band** - C

### Entry

By arrangement

### Viewing

By contacting Mr and Mrs Ferrara on 07801 430501 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

Oldmeldrum is a popular country town in the heart of the North East, and is within commuting distance of the Industrial Estates and Offices at Bridge of Don and Dyce, Aberdeen City and Aberdeen Airport. There are excellent recreational facilities in the town, which include two 18 hole golf courses, parks, tennis court and bowling green. Oldmeldrum offers a range of local shops, hotels, library and health centre for everyday requirements as well as easy access to nearby Inverurie with its wider range of shops, amenities and rail link to both Aberdeen and Inverness. The town also provides excellent educational facilities in the Primary School and the sought after Meldrum Academy.

## DIRECTIONS

From the centre of Oldmeldrum travel to Meldrum House roundabout and turn left, sign posted Inverurie. Take the second road on the left into Ardconnon Avenue and continue along this road until you reach the T-junction and turn left onto Coutens Park. Continue along to the junction and turn left onto Parcock Place then turn right into the cul-d-sac and the property is on the left hand side clearly identified by our for sale board.

### Reference

Oldmeldrum/DDP/H21

**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.

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