

STEWART & WATSON

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**21 NORTH STREET
INVERURIE AB51 4RP**



Spacious Three Bedroom Semi Detached Dwellinghouse with Single Garage

- Lounge, Dining Room & Kitchen
- Three Bedrooms, Cloakroom & Family Bathroom
- DG & Gas CH
- Low maintenance Garden to front & rear
- Ideal Family Home

Offers Around £185,000

Home Report Valuation £185,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

Located a short walk from local amenities and Inverurie town centre, we offer for sale this freshly painted Spacious Three Bedroom Semi Detached Dwellinghouse. The property offers a generous level of accommodation and amongst its features it enjoys good storage, Double Glazing and Gas Central Heating. The property would represent an ideal home for the growing family and the accommodation comprises of large entrance Vestibule, open plan Lounge and Dining Room, Kitchen and Cloakroom on the ground floor while the first floor accommodation has three good sized bedrooms and family Bathroom. Outside, there is off street allocated parking, single garage and garden to front and rear.

ACCOMMODATION

Entrance Vestibule **7' 9" x 6' 11"**
(2.40m x 1.86m)

Entered through a half glazed front door with matching side panel, the large vestibule benefits from a cupboard providing good storage. Central heating radiator and laminate flooring. Door to hallway.

Hallway

The hallway provides access to the cloakroom, lounge and stairs to the first floor. Under stair Cupboard allows for storage. Telephone points, central heating radiator and laminate flooring.

Lounge **12' 0" x 11' 9"**
(3.65m x 3.62m)

With window to the front of the property, the bright and airy lounge is on open plan with the dining room and offers space for a variety of furniture. Television and Sky point, central heating radiator and laminate flooring.



Dining Room **15' 5" x 10' 0"**
(4.71m x 3.04m)

The dining room with two windows overlooking the rear garden allows plenty of natural light and features space for dining furniture. Central heating radiator and laminate flooring. Door to kitchen.



Kitchen **10' 5" x 9' 9"**
(3.19m x 3.01m)

Fitted with a range of base and eye level units incorporating a 1 ½ stainless steel sink, splashback and coordinating worksurfaces. The units further incorporate an electric hob with oven below and extractor hood above. Washing machine will remain. Space for a dishwasher. Space and plumbing provided for an American fridge freezer. Vinyl flooring.





Cloakroom

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

FIRST FLOOR ACCOMMODATION

A carpeted staircase with window at the half landing leads to the upper hallway which gives access to the bedrooms and family bathroom. Deep storage cupboard housing the hot water tank and central heating boiler. Further shelved cupboard.

Bedroom 1 12' 1" x 9' 6" (3.63m x 2.92m)

This good sized double bedroom is located to the front of the property and benefits from built in wardrobe incorporating hanging rail and shelf space and fronted by sliding mirrored doors. Central heating radiator and newly fitted carpet.



Bedroom 2 13' 9" x 10' 0" (4.23m x 3.04m)

Located to the rear of the property, a further double bedroom also benefiting from built in wardrobe incorporating hanging rail and shelf. Telephone point, central heating radiator and newly fitted carpet.



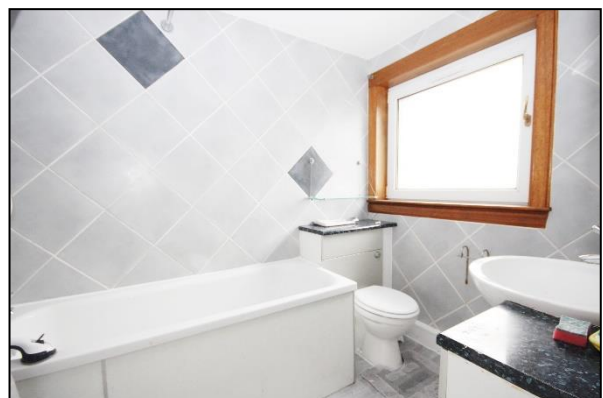
Bedroom 3 10' 0" x 9' 8" (3.04m c 2.98m)

Again overlooking the rear of the property and benefiting from built in wardrobe incorporating hanging rail and shelf. Central heating radiator and laminate flooring.



Bathroom

Fitted with white suite comprising concealed w.c., wash hand basin set in vanity and bath with shower above and curtain to side. Ladder radiator and vinyl flooring.



OUTSIDE

A shared driveway to the side provides off-street parking in the allocated parking space which leads to the single garage with up and over door. The low maintenance front garden is laid in stone chips and a gate at the side of the property leads to the fully enclosed low maintenance rear garden which incorporates a stone built shed.



SERVICES

Mains electric, water, drainage and 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 the washing machine.

Council Tax Band D

EPC Band C

Entry By arrangement

Viewing

By contacting Mr Hepburn on 07931 340 663 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

Inverurie is an expanding, market town situated approximately 17 miles from Aberdeen making it popular with city commuters. It offers a wide range of facilities including primary schools, the new community campus Secondary School, a health centre, hospital, several large supermarkets, swimming pool, sports centre, community centre and golf, tennis, bowling and fishing are all available nearby. Inverurie offers excellent road and rail links both north and south including Aberdeen, Dyce, Huntly and Elgin and is within easy commuting distance of the new Prime Four site at Kingswells, Westhill, Dyce and Aberdeen city centre.

Reference

Oldmeldrum/DDP/D24

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

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