



28 OTTER AVENUE,
OLDMELDRUM, AB51 0FQ

OFFERS OVER £280,000

peterkins



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INVERURIE
AB51 0FQ

Offers Over £280,000

- 4 bedroom detached dwellinghouse
- Single garage
- In quiet cul-de-sac
- Well-presented throughout
- Spacious living and bedroom accommodation
- Gas central heating
- Full double glazing
- Fully enclosed garden to the rear
- Off street parking for 2 cars
- Good commuter base
Aberdeen, Bridge of Don,
Dyce and Inverurie

Viewing by appointment only
please contact Peterkins on
(01467) 672800

Description: We are delighted to offer for sale this 4 bedroomed detached family home situated in a quiet, well established residential area of Oldmeldrum which is within easy access of the local shops and amenities. The property is set over 2 floors and has spacious accommodation throughout. The ground floor comprises of entrance hallway, W.C, lounge, dining kitchen on open plan with the sun room and a utility room. The upper floor comprises of a family bathroom, master bedroom with en-suite shower room and 3 further bedrooms. Benefitting from gas central heating, full double glazing and a great amount of storage space throughout. There is a driveway providing off street parking for 2 cars in front of the single garage and rear garden is fully enclosed making it ideal for a family with children and/or pets. Early viewing is highly recommended to see all this property has to offer.

Location: Oldmeldrum boasts a variety of local shops and amenities all of which are within walking distance of the property. The village has a nursery, primary school and secondary education is provided at Meldrum Academy all within the village. There is a local church and active community, with a good mix of young, old and families. In addition to this Oldmeldrum is only a short drive away from Inverurie, Dyce, Bridge of Don and Aberdeen making it an ideal location for commuting with public transport also available from the Village. There are also two golf courses and driving range facilities, bowling club, pleasure park and a plentiful range of activities for children of all ages. The Redgarth Hotel and Restaurant is also only a five-minute walk away.

Directions: From the centre of Oldmeldrum continue down Commercial Road towards Inverurie and take the second entrance on the left into Otter Avenue, continue along and number 28 is on the right hand side clearly identified by a Peterkins For Sale sign.

Entrance Hallway: Entered through a part glazed front door. The hallway gives access to the Lounge, W.C and stairs to the upper floor. Built in cloak cupboard housing the fuse box and meter along with hanging rail and shelf. Ceiling light fitment, smoke detector and carpet.

W.C: Fitted with a white 2 piece suite comprising of toilet and wash hand basin with tiled splashback. Ceiling light fitment, extractor fan and tile effect vinyl flooring.

Lounge: 17'4" x 11'11" (5.28m x 3.63m) Accessed via wooden door, the spacious lounge with feature electric fireplace is located to the front of the property. Bay window fitted with blinds overlooks the garden and fills the room with natural light. Ample space for a range of furniture. Television and telephone points. Ceiling light fitment, smoke detector and wood effect flooring. Double doors open into dining kitchen.



Dining Kitchen: 20'9" at widest point x 9'6" (6.32m x 2.89m) The heart of the home is the lovely open plan dining kitchen and adjoining sun room, making this an ideal space for family gatherings. The kitchen is fitted with a range of base and wall units, coordinating worktops and matching upstands with plenty of counter space and storage. Integrated appliances including a fridge freezer, dishwasher, single oven and gas hob with chimney style extractor hood above. One and half bowl stainless steel sink with drainer and mixer tap. Window with blinds overlooking the rear garden. Ample space for a large dining table and chairs. Built in shelved pantry cupboard. Downlights, heat alarm and wood effect flooring. Door into utility room.

Sunroom: 10'6" x 10' (3.20m x 3.04m) On open plan with the dining area, the bright sun room has windows and French doors providing plenty of natural light. Windows with blinds. Downlights, television point and wood effect flooring.

Utility room: Just off the kitchen, the utility room is fitted with the same base and wall units, worktops and matching upstand. Space plumbed for washing machine and tumble dryer. Stainless steel single bowl sink with drainer and mixer tap. Window with blind. Downlights, coat hooks, extractor fan, heating controls and wood effect flooring. Door out to the garden.

Staircase to upper floor: Carpeted staircase leads to the upper floor landing giving access to the master bedroom, further 3 bedrooms and family bathroom. Airing cupboard housing hot water tank. Access loft hatch. Ceiling light fitment.

Bedroom: 11'5" x 9'6" (3.47m x 2.89m) Located to the front of the property and with ample space for a double bed along with a range of freestanding furniture. Benefitting from a built in wardrobe with double sliding doors, hanging rail and shelf. Window, ceiling light fitment and carpet.

Bedroom: 9'6" x 9'2" (2.89m x 2.79m) Good sized versatile room, would suit a single bed or home office if required. Window to the rear overlooking the garden. Built in shelved cupboard. Ceiling light fitment and carpet.

Bathroom: Fitted with a 3 piece suite, comprising of toilet, wash hand basin and bath. Mains water shower over bath along with glass screen. Splashback tiling. Wall mounted mirrored storage unit. Ceiling light fitment, extractor fan, shaver point and wood effect vinyl.

Bedroom: 11'11" x 8'5" (3.63m x 2.56m) Another good sized double bedroom located to the rear. Window overlooking garden. Benefitting from a built in wardrobe with double sliding doors, hanging rail and shelf. Ceiling light fitment and carpet.

Master Bedroom: 12' x 11' (3.65m x 3.35m) Spacious master bedroom with ample space for a double bed along with a range of freestanding furniture. Wall of built in wardrobes with hanging rails and shelving. Window to the front. Ceiling light fitment and carpet.

Ensuite: Comprising of toilet, wash hand basin with vanity storage below and separate shower enclosure. Splashback tiling and mains water. Opaque window. Ceiling light fitment, extractor fan and tile effect vinyl.







Outside: At the front, a driveway provides off street parking for 2 cars and leads to the SINGLE GARAGE. The garage benefits from an up and over door, with power and light. Area of lawn and metal gate to the side gives access to the rear garden.

Being fully enclosed, the rear garden is ideal for a family with children and/or pets. Mainly laid to lawn with a patio area ideal for outdoor entertaining.

Plastic storage shed and children's playhouse.

Outdoor lighting and tap.



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