



20 SIMPSON CRESCENT,  
ROTHIENORMAN

OFFERS AROUND £81,000

peterkins



20 SIMPSON CRESCENT  
ROTHIENORMAN  
INVERURIE  
AB51 8ZD

Offers Around £81,000

- 1 bedroom semi-detached bungalow in quiet cul-de-sac
- Good sized accommodation throughout
- Electric central heating
- Full double glazing
- Front and rear gardens
- Parking
- Within easy walking distance of the local shops and amenities
- Good commuter base

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

**Description:** We are pleased to offer for sale this one bedroom semi-detached bungalow set in a lovely quiet village location, which is within easy walking distance of the local shops and amenities. The property has well-proportioned living and bedroom accommodation throughout, comprising of an entrance hallway, shower room, kitchen, rear vestibule, lounge and double bedroom. The property benefits from a great amount of built in storage throughout, electric central heating and is fully double glazed. There is both front and rear gardens along with ample parking. Early viewing is highly recommended to see all this property has to offer.

**Location:** Situated in the village of Rothienorman, and easily commutable to Inverurie, Aberdeen, Dyce and Westhill. A village primary school is located in the village. Secondary schooling is at Oldmeldrum and again transport is provided. Nearby Inverurie (which is only 9 miles away) offers a wide range of facilities including many shops, hotels, health centre, swimming pool, sports' centre, library and golf course. It is situated around 16 miles from Aberdeen and is well served by road and rail links.

**Directions:** From Inverurie travel on the (B9001) Rothienorman road. On entering the village turn right at the crossroads onto Main Street and at the roundabout take a left and then the first right into Simpson Crescent. The property is located on the left hand side clearly identified by a Peterkins For Sale Sign.

**Entrance Hall:** Entered at the front of the property through a UPVC door into the main hallway. Low level cupboard housing the fuse box and meter. Ceiling light fitment; smoke alarm and wood effect flooring with mat well.

**Shower room:** Fitted with a white suite comprising of toilet, wash hand basin with splashback tiling and separate aqua paneled shower enclosure with electric shower head, hand rails and foldable seat. Wall mounted mirrored storage unit. Ceiling light fitment; extractor fan and opaque window with curtains.

**Kitchen: 11'9" at widest x 7'7" (3.58m x 2.31m)** Fitted with a range of base and wall units, coordinating worktops and splashback tiling. Stainless steel single bowl sink with drainer and mixer tap. Large window with curtains overlooking the rear. Large built in airing cupboard housing the hot water tank, with ceiling light fitment, fitted shelving and coat hooks. Access hatch into loft space. Ceiling light fitment; smoke alarm; extractor fan and carpet. Door into the rear vestibule with back door leading out to the rear garden. Ceiling light fitment and wood effect flooring with mat well.

Do you want the best mortgage for you?  
A Mortgage Advisor from our offices will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances. With our mortgage sourcing system we will review the best deals available from the UK's banks and building societies. For a free mortgage appointment, contact [financial@peterkins.com](mailto:financial@peterkins.com) or telephone 01467 672820. We may not be able to act for purchasers of the particular property. Authorised and Regulated by the Financial Conduct Authority. Your home may be repossessed if you do not keep up repayments on your mortgage. Written quotations are available on request.

All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.



**Outside:** Parking provided at the front of the property with the garden mainly laid to lawn and paved path leading to the front door. Bedding area with established plants. Path continues along the side of the property to the good sized rear garden, which is also mainly laid to lawn. Shared rotary clothes dryer. Steps with hand rail to rear door.



**Lounge: 14'3" x 11'1"** (4.34m x 3.37m) Spacious, bright lounge located to the front of the property, large picture window with curtains fills the room with natural light. Ceiling light fitment; television and telephone points; carpet. Door into bedroom.

**Bedroom: 12'3" x 10'** (3.73m x 3.04m) Off the lounge, a generous bedroom with ample space for a double bed along with a range of freestanding furniture. Benefitting from a wall of built in wardrobes fitted with shelving and hanging rails. Window with curtains. Ceiling light fitment; smoke alarm and carpet.