



44 BOYND'S DRIVE,  
INVERURIE, AB51 6AW

OFFERS AROUND £280,000

peterkins



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- 4 Bedroomed detached family home
- Spacious living and bedroom accommodation
- Well-presented throughout
- Gas central heating and full double glazing
- Driveway to front with parking for 2 cars in front of the single garage
- Gardens to both the front and fully enclosed garden to rear
- Close to Inverurie Town centre
- Good commuter base for Aberdeen and surrounding areas

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

**Description:** This well presented four bedroomed detached family home is situated in the prestigious Osprey Heights development and lies only a short distance from Inverurie town centre. The property benefits from spacious accommodation throughout comprising of lounge, dining kitchen, utility room, cloakroom/W.C, 4 bedrooms, 1 of which has an en-suite and a family bathroom. The property is served with gas central heating and full double glazing. There is a driveway to the front of the property providing off street parking for 2 cars in front of the single garage, there is also gardens to both the front and fully enclosed garden to the rear making the property ideal for a family with children and/or pets. Early viewing is highly recommended to see all this property has to offer.

**Location:** Inverurie is an expanding, prosperous town located only 15 miles from Aberdeen city centre. There is an excellent range of retail outlets and local shops, a health centre, cottage hospital, several large supermarkets, swimming pool, sports centre, community centre and golf, tennis, bowling, fishing and hillwalking are all available nearby. The new primary school is within easy walking distance. 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.

**Directions:** From the centre of Inverurie follow the Oldmeldrum road and take the first entrance on the right into Osprey Heights. Follow along this road for a short distance and turn to the right onto Boynds Drive. The property is located along on the right hand side clearly identified by a Peterkins For Sale sign.

**Entrance:** Entered through a part glazed UPVC front door with fan light, the vestibule gives access to the lounge and stairs to the upper floor. Ceiling light fitment, smoke alarm and completed with wood effect flooring.

**Lounge:** 14'3" x 12'1" (4.34m x 3.68m) A good sized room located to the front with large picture window filling the room with natural light. Ample space for a range of lounge furniture. Cupboard housing the fuse box and meter. Ceiling light fitment and wood effect flooring.





**Kitchen: 15'10" x 12'1"** (4.82m x 3.68m) Fitted with a modern range of base, wall and full height units, coordinating worktops and matching upstands. Integrated appliances include the fridge, freezer, dishwasher, single oven and gas hobs with chimney style extractor hood above. Stainless steel one and a half bowl sink with drainer and mixer tap with window above. Space for dining table in front of the glazed French doors and windows to the side opening out on to the rear patio. Downlighters; wall light fitments; carbon monoxide alarm and wood effect flooring.

**Utility room: 7' x 5'2"** (2.13m x 1.57m) Fitted worktop with wall units above providing additional storage. Spaces plumbed for washing machine and tumble dryer. Light fitment; extractor; heating control panel and wood effect flooring. Part glazed door to rear garden. Door into W.C.

**Cloakroom/W.C:** Comprising of toilet and wash hand basin with tiled splashback. Downlighters; opaque window and wood effect flooring.

**Stairs to upper floor:** Carpeted staircase leads to the upper floor landing giving access to the bedroom accommodation and family bathroom. Cupboard housing the hot water tank. Access hatch into loft space. Ceiling and wall light fitments; smoke alarm.

**Bedroom: 14'6" x 9'2"** (4.41m x 2.79m) Spacious bedroom with ample space for a king or queen size bed along with a range of free standing furniture. Window to the front with roller blind. Ceiling light fitment; television point and carpet.

**Study/Bedroom: 11'5" x 7'2"** (3.47m x 2.18m) Ideal room for home office or nursery. Could accommodate a single bed. Window to the rear; ceiling light and carpet.

**Bathroom:** Fitted with a 3 piece suite comprising of toilet, wash hand basin with tiled splashback and fitted mirror above and a bath with glass screen and rainfall and shower head combo above. Splashback tiling around bath. Downlighters; extractor fan; opaque window and tiled flooring.

**Bedroom: 10'1" x 9'4" at widest** (3.07m x 2.84m) Located to the rear of the property, a double bedroom benefitting from built in storage with sliding mirrored doors, hanging rail and shelving. Window overlooking the rear with roller blind. Ceiling light fitment and carpet.

**Master Bedroom: 12'7" at widest x 12'1"** (3.83m x 3.68m) Generous bedroom providing ample space for a double bed along with a range of freestanding furniture. Built in wardrobe with sliding mirrored doors, hanging rail and shelving. Window to the front with roller blind. Ceiling and wall light fitment; carpet.

**Ensuite:** Comprising of toilet, wash hand basin with tiled splashback and mirror above. Separate tiled shower enclosure with mains fed shower head. Opaque window with roller blind. Ceiling light fitment; shaver point and tiled floor.











**Outside:** To the front of the property there is a tarred driveway providing off street parking for 2 cars in front of the single garage. The garage is accessed via an up and over door and benefits from power and light, also providing great additional storage space. Area of stonechips and paved pathway leads around the side of the property giving access to the rear garden. The fully enclosed rear garden is mainly laid to lawn making the property ideal for a family with children and/or pets. Paved pathway runs along the rear of the property giving access to the utility room and dining kitchen. A good sized patio provides the ideal spot for outdoor entertaining. Outside tap and lighting.



Do you want the best mortgage for you?

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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.