



96A HIGH STREET,  
INVERURIE

OFFERS OVER £74,000

**peterkins**



96A HIGH STREET  
INVERURIE  
AB51 3QL

Offers Over £74,000

- 1 Bedroomed self contained upper floor flat
- Spacious accommodation throughout
- Gas central heating and full double glazing
- Situated in Inverurie town centre
- Shared drying green along with an exclusive garden area and shed
- Ideal for a first time buyer or someone looking for a buy to let
- Good commuter base

Viewing by appointment only  
telephone Peterkins Solicitors  
on (01467) 672800

**Description:** We are delighted to offer for sale this one bedroomed self contained upper floor flat, set in the centre of Inverurie which is only a short walk from all the shops and amenities. The spacious accommodation is set over 1 floor and comprises of hallway, lounge, dining kitchen, bedroom and bathroom. The property is served by gas central heating and is fully double glazed. Benefitting from an exclusive area of garden to the rear, along with a good sized storage shed. This property would made an ideal home for a first time buyer or someone looking for a buy to let investment. Early viewing is highly recommended to see all this property has to offer.

**Location:** Pleasantly situated a short walk from the many amenities Inverurie has on offer. The town has an excellent range of shopping facilities and a full range of leisure pursuits both indoor and outdoor are at hand including bowling, swimming, golf and tennis. Regular bus and train services to Aberdeen also mean that Inverurie is within easy commuting distance of the city, being only 16 miles away. The Industrial Estates and offices to the west of the city together with Aberdeen Airport can be reached without entering the city centre.

**Directions:** From the centre of Inverurie continue along High Street and 96A is situated on the left hand side and is clearly identified by Peterkins For Sale posters.

**Entrance Vestibule:** Entered through a part opaque glazed UPVC front door, the entrance vestibule benefits from ceiling light fitment and carpet. Wooden door with fan light gives access to the hallway.

**Hallway:** The L shaped hallway gives access to the lounge, bedroom and bathroom. Ceiling light fitments, access hatch to loft which is floored, smoke alarm, built in storage cupboard with shelving provides great additional storage, telephone point and completed with laminate wooden flooring.

**Lounge:** 14'02" x 12'05" (4.31m x 3.78m) The spacious lounge is located to the front of the property with window, blinds and curtains. A nice feature to the room is the electric fire with tiled surround and wooden mantel. Ceiling light fitment with ceiling rose, coving, wall niche display shelf, television and telephone points, high skirtings and completed with wooden floor.

**Dining Kitchen:** 14'02" x 7'09" (4.31m x 2.36m) Located off the lounge is the good sized dining kitchen, fitted with a range of base, wall and drawer units with coordinating worktop and tiled splashback. Corner display shelving. Built in oven with gas hobs above, 1 ½ bowl composite sink with drainer and mixer tap, integrated washing machine and under unit fridge freezer. Ceiling light fitment, heat detector, window to front and "Velux" window both with blinds, high skirtings, ample space for a large dining table and chairs and finished with wooden flooring.



**Bedroom:** 13'02" x 10'10" (4.01m x 3.30m) The generous sized master bedroom is located to the rear of the property with window, blinds and curtains which floods the room with natural light. Built in wardrobe, along with over head storage space provides great additional storage. There is ample space for a double bed, along with a range of free standing furniture. Ceiling light fitment with ceiling rose, television and telephone points and laminate wooden flooring.

**Bathroom:** Fitted with a white 3 piece suite comprising W.C, square glass wash hand basin with mixer tap and bath. Separate shower cubicle with mains fed shower. Tiled to full height in shower cubicle and tiled splashback behind bath and wash hand basin. Ceiling light fitment with ceiling rose, window to rear with blinds, wall lights and laminate wooden flooring.

**Outside:** Stone steps with metal handrail to the rear gives access to the property. Exclusive storage shed provides great additional storage. There is a shared drying green, along with a further exclusive area of garden which is mainly laid to lawn with rotary clothes dryer and wooden shed.



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.