



23 ESLEMONT DRIVE,
INVERURIE, AB51 3UP

OFFERS AROUND £112,500

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23 Esslemont Drive,
Inverurie,
AB51 3UP

PRICE AROUND £112,500

- 2 Bedroomed ground floor flat
- In a quiet residential area close to the town centre
- Full double glazing and electric heating
- Good sized accommodation throughout
- Ideal for a first time buyer or someone looking for a buy to let
- Good commuter base for Aberdeen, Dyce, Bridge of Don and Westhill

Viewing by appointment only
telephone Peterkins Solicitors
(01467) 672800

Description: We are delighted to offer for sale this good sized two bedroomed ground floor flat which enjoys a convenient central location being only a short walk from the Town centre. The accommodation comprises of hallway, lounge which leads through to the dining kitchen, two double bedrooms both with fitted wardrobes and completing the accommodation is the bathroom with shower. Exclusive parking space to the rear, along with a shared bin store. The property is served by electric heating and is fully double glazed. This property would make an ideal home for a first time buyer or someone looking for a buy to let investment.

Location: The property enjoys a convenient location within walking distance of the thriving town centre. Inverurie offers a good range of amenities including sports centre, golf course, various sports clubs, a swimming pool and community centre. There is also a health centre, public library, three primary schools and secondary school. It is within good commuting distance of Dyce and Aberdeen and is approximately a twenty minute drive from Aberdeen Airport.

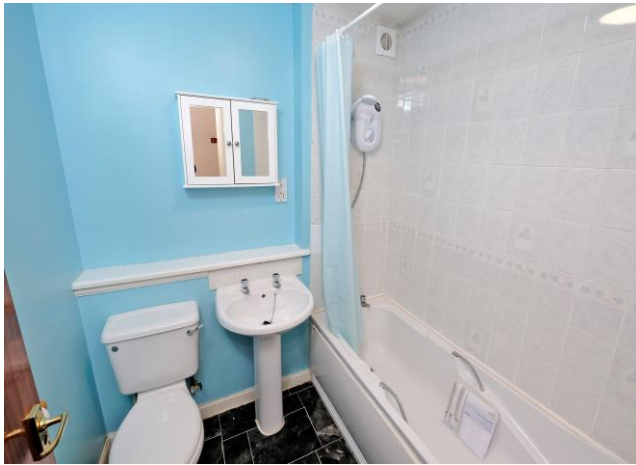
Directions: From Inverurie town centre proceed along the High Street towards Aberdeen, turning right into St. James's Place just before the bridge. Thereafter take the second right into Upperboat Road. Esslemont Drive is then the last turning on the left hand side before the roundabout. Number 23 is then located a short distance along on the left hand side.

Entrance Vestibule: Entered via a part glazed door with side light, the security entry system allows entry into the building. Carpeted hallway leads to the property which is located on the ground floor.

Hall: A solid wooden door gives access into the hallway, the hallway then gives access to the lounge, 2 double bedrooms and bathroom; Built in storage cupboard which benefits from light, shelving and also houses the hot water tank; Ceiling light fitment; Coat hooks; Smoke alarm; Low level cupboard which houses electric meters; Carpet with matwell.

Lounge: 16'x 10' (5.13m x 3.04m) The good sized lounge is located to the front of the property with double windows and curtains; Ceiling light fitment; Smoke alarm; Television and telephone points; Sliding wooden doors gives access to the dining kitchen; Laminate wooden flooring.

Dining Kitchen: 9'2" x 8'11" (2.79m x 2.71m) Accessed off the lounge, the dining kitchen is fitted with a range of base, wall and drawer units with coordinating worktop and tiled splashback; Built in oven with electric hobs above; Space for under unit fridge; Plumbed for washing machine; Stainless steel sink with drainer and mixer taps; Ceiling light fitment; Smoke alarm; Window to front with blinds; Extractor fan; Vinyl flooring.



Master Bedroom: 11'3" x 10' (3.42m x 3.04m) The spacious master bedroom is located to the rear of the property with window and curtains; Built in double wardrobe with wooden sliding doors, shelf and hanging rail. Further built in storage cupboard with shelving; Ceiling light fitment; Ample space for a double bed, along with a range of free standing furniture; Carpet.

Bedroom: 9'4" x 7'9" (2.84m x 2.36m) Completing the bedroom accommodation is another good sized bedroom also located to the rear of the property with window and curtains; Double built in wardrobe with sliding wooden doors, shelf, hanging rail and also houses the fuse box; Ceiling light fitment; Carpet.

Bathroom: Fitted with a white 3 piece suite comprising W.C., wash hand basin and bath; Electric shower above bath with shower curtain; Tiled to full height around bath and shower and tiled splashback behind wash hand basin; Ceiling light fitment; Extractor fan; Saver point; Wooden fitments; Tile effect vinyl flooring.

Outside: Set within well maintained gardens the property has an exclusive parking space, further on street parking, shared drying green and outside shared bin storage area.



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 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.

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