



12 MEADOW COURT,  
ABERCHIRDER, AB54 7UG

OFFERS OVER £114,000

**peterkins**



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Aberchirder,  
AB54 7UG

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- 3 Bedroomed End-Terraced Dwellinghouse
- Located in a quiet residential cul-de-sac
- Spacious living and bedroom accommodation
- Fully Enclosed Front and Rear Gardens
- Electric Heating and Full Double Glazing throughout
- Residential parking to the front of the property
- Good commuter base for Huntly, Turriff and surrounding areas

Viewing contact Peterkins  
(01466) 799352

EPC: E

**Description:** 12 Meadow Court is a deceptively spacious end-terraced dwellinghouse located in a well-established residential area in the village of Aberchirder. The property is located within easy walking distance to the village primary school, public transport (bus), the health center, convenience store, chemist and other local amenities. The property is set over 2 floors and comprises of a spacious Lounge, large Dining Kitchen, 3 Bedrooms, family Bathroom and a downstairs WC. There is an easily maintainable front, side and rear garden laid with chipped stones and lock blocks, with 2 garden sheds, rotary dryer and a patio area perfect for alfresco dining or BBQ's. The property also benefits from residential parking located to the front. Early viewing is highly recommended to truly appreciate the size of this property.

**Location:** Aberchirder referred to locally as Foggie or Foggieloa is situated in North-East Scotland and is well served by roads leading from the Moray Firth coastal route and the surrounding area of Aberdeenshire. The village has retained its original planned straight parallel streets. The village square is claimed to be the squarest in Britain and there are many attractive woodland walks around the village. The village has a health centre, primary school, local shops and bowling green. Secondary education is available at Banff Academy. Aberdeen and the airport is around a one-hour drive providing international and domestic flights. Turriff, Huntly and Banff are around a 15-minute drive and the town of Keith is around a 20-minute drive away.

**Entrance:** Front door opens up to the hallway which gives access to the Dining Kitchen, Lounge, downstairs WC and stairs to upper floor. Storage under stairs, vinyl flooring, deep storage cupboard housing shelves, ceiling light fitment, storage heater with cover.

**Lounge:** 14' 2" x 12' 7" (4.31m x 3.83m)

Spacious room with windows to front providing lots of natural light, TV and telephone point, modern electric fireplace on wall, coving, carpet, ceiling light fitment.

**Dining Kitchen:** 22' 9" x 8' 11" (6.94m x 2.72m)

Large Dining Kitchen with wood effect wall and base units, complementary worktops, tiled splash back, integrated hob and built in oven, extractor fan, 1.5 sink with drainer, space for washing machine, tumble dryer, dishwasher and fridge/freezer, ample storage, space for kitchen table, larder cupboard housing shelves and the fuse box and electric meter, windows to rear, back door, vinyl flooring, ceiling light fitment, storage heater.

**Downstairs WC:** 5' 7" x 3' 8" (1.70m x 1.12m)

2-piece suite comprising of WC and hand wash basin with tiled splash back, wet walls to dado level, wall mounted shelf, frosted window to front, vinyl flooring, ceiling light fitment.



**Stairs to upper floor landing:** Carpeted staircase with wooden handrail lead to upper floor landing which gives access to Bedroom 1, Bedroom 2, Bathroom and Bedroom 3. Loft hatch (floored, ladder, light, power), carpet, ceiling light fitment, 2 storage cupboards, 1 housing shelves and water tank.

**Bedroom 1:** 13' 8" x 13' 0" (4.17m x 3.69m)

Spacious double Bedroom with windows to front, TV point, carpet, ceiling light fitment, storage heater.

**Bedroom 2:** 12' 8" x 9' 3" (3.86m x 2.82m)

Good-sized double Bedroom with windows to rear, large built in double mirrored wardrobe with sliding doors housing shelf and clothing rail, TV point, carpet, feature wall with floral wallpaper, ceiling light fitment, storage heater.

**Bathroom:** 6' 7" x 6' 0" (2.00m x 1.82m)

Modern 3-piece suite comprising of shower over bath with wet walls, WC and hand wash basin with storage below, wet walls to dado level, extractor fan, heated towel rail, ceiling light fitment, storage heater.

**Bedroom 3:** 10' 4" x 9' 8" (3.15m x 2.94m)

Bedroom with 2 built in single wardrobes housing shelves and clothing rails, windows to front, vinyl flooring, ceiling light fitment.

**Outside:** The property benefits from an easily maintainable front, side and rear garden laid in chipped stones and lock blocks. There are 2 garden sheds, a rotary dryer and a patio area perfect for alfresco dining or BBQ's. There is ample residential parking located to the front of the property.

After a reasonable period of advertisement, a closing date for offers may be fixed and all parties who have **SPECIFICALLY** registered an interest will be advised. Notwithstanding the foregoing, the sellers reserve the right to enter negotiations and conclude a bargain with any interested individual. All offers should be addressed to Messrs Peterkins, Solicitors, 3 The Square, Huntly.

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 01466 799352. 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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