



“ORCADIA”,  
10 WELLPARK GARDENS, KINTORE

OFFERS OVER £135,000

peterkins





“Orcadia”  
10 Wellpark Gardens  
Kintore  
AB51 0WE

Offers Over £135,000

- 1 bedroom semi-detached retirement bungalow
- Quiet cul-de-sac
- Single garage and parking
- Close to Kintore town centre
- Well-proportioned accommodation throughout
- Within easy walking distance of the Doctors surgery and local shops
- Gas central heating
- Full double glazing
- Fully enclosed garden to rear
- Good commuter base

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

**Description:** We are pleased to offer for sale Orcadia, a one bedroom retirement bungalow located on a quiet cul-de-sac close in a convenient central village location within easy walking distance of the local shops and amenities. The well-proportioned accommodation comprises of entrance vestibule, lounge, inner hallway, wet room, double bedroom, dining kitchen and conservatory. The property is served by gas central heating and is fully double glazed. There is low maintenance gardens to the front and rear along with a single garage and driveway providing off street parking. Please note the property has emergency pull cords throughout linked to the warden. There is a condition on the property which means a single occupant must be over 60 and with a couple one must be over 60 and the second over 55. Early viewing is highly recommended to see all this property has to offer.

**Location:** Kintore is a thriving local village with two Primary Schools and is well served by local shops and services, a library, vets and medical centre. There is a railway station and Kintore is within easy commuting distance of Inverurie, Dyce, Aberdeen and Westhill. From Kintore there is easy access onto the AWPR at Dyce. Inverurie is the nearest town and offers a wealth of shopping facilities and sporting amenities.

**Directions:** Travel on the A96 from Inverurie, take the first slip road into Kintore. Continue into the village and turn right up Forest Road. Continue along and take turn right into Wellpark Gardens. Number 10 is at the end of the cul-de-sac side clearly identified by the Peterkins for sale sign.

**Entrance:** Entered at the front of the property into the vestibule. Fitted shelving with low level cupboard housing the consumer unit and meter. Ceiling light fitment; smoke alarm and carpet. Door into lounge.

**Living room:** 14'10" x 12'8" (4.52m x 3.86m) Bright and spacious room with large picture window fitted with blinds and curtains overlooking the front of the property. Ample space for a range of furniture. Ceiling light fitment; smoke alarm; television point and carpet. Door into the inner hallway.

**Inner hallway:** This hallway gives access from the lounge to the wet room, kitchen and bedroom. Built in cupboard with hanging rail and shelf. Access hatch with Ramsay ladder into the large partially floored loft space. Ceiling light fitment; smoke alarm; thermostat; coat hooks; carpet.

**Wet room:** Tiled wet room fitted with a toilet and wash hand basin with mirror above. Wet walk-in shower with mains fed shower head, wall mounted handrails and shower curtain. Wall mounted mirrored storage cupboard. Ceiling light fitment; shaving point and extractor fan.



**Bedroom:** 12'3" x 9'4" (3.73m x 2.84m) Spacious bedroom with ample space for a double bed along with a range of freestanding furniture. Built in double door wardrobe with hanging rail and shelf. Window with curtains. Ceiling light fitment; television point and carpet.

**Kitchen:** 11'8" x 10'9" (3.55m x 3.27m) Good sized kitchen housing the central heating boiler and provides space for a dining table and chairs. Fitted with a range of base and wall units, coordinating worktops and splashback tiling. Spaces for slot in oven, fridge freezer and washing machine. Stainless steel sink with drainer and mixer tap. Window with curtains overlooking the rear. Built in shelved cupboard. Ceiling light fitment; smoke alarm and tile effect vinyl with mat well. Door into conservatory.

**Conservatory:** 6'9" x 5'4" (2.05m x 1.67m) A lovely sunny room to the rear of the property. With light, power and carpet. Door out to the rear garden.

**Outside:** To the front of the property there is a parking area. Flower beds planted with a range of shrubs and laid with gravel chippings. Parking provided on the driveway and in front of the single garage. The garage benefits from an up and over door, power and light. Work bench and fitted shelving is to remain. Door and window to the rear.

The rear garden is fully enclosed and has been laid with paving making it low maintenance. Large garden shed (8'7" x 6'1") is included and benefits from light and power. Outside lighting and taps at the front and rear.

There a communal room at number 11 where residents arrange activities and get-togethers.



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.