



24 GARIOCH ROAD,
INVERURIE, AB51 4RQ

OFFERS OVER £269,999

peterkins



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- 3/4 bedroomed detached dwellinghouse in central Inverurie location
- Driveway and detached single garage
- Gas central heating and double glazing
- Well proportioned living and bedroom accommodation
- Well-presented throughout
- Surrounding low maintenance garden
- Close to local shops and amenities
- Good commuter base for Dyce, Westhill, Bridge of Don and Aberdeen

Viewing by appointment only
contact 07769208469 or
Peterkins on (01467) 672800

Description: We are delighted to offer for sale 24 Garioch Road, a well presented 3/4 bedroomed detached family home with single garage located in the town centre of Inverurie within easy walking distance of the local shops and amenities. With spacious living and bedroom accommodation throughout, the ground floor comprises of entrance hallway, lounge, dining room, kitchen, utility room, W.C and family room. Upstairs, there are three good sized double bedrooms benefitting from built in wardrobes and a shower room. The property benefits from gas central heating, full double glazing and a single garage with driveway in front providing off street parking. The surrounding garden ground is low maintenance with fully enclosed area to the rear. Early viewing is highly recommended to appreciate 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, several large supermarkets, new swimming pool and community campus located in the secondary school, sports centre and golf, tennis, bowling, fishing and hillwalking are all available nearby. Inverurie offers excellent road and rail links both north and south including Aberdeen, Dyce, Huntly and Elgin and is within easy commuting distance of Westhill, Dyce and Aberdeen city centre.

Directions: From Inverurie town centre, proceed along West High Street taking the third exit at the mini-roundabout onto North Street. Thereafter take the second right into Garioch Road and number 24 is located along here on the right hand side clearly identified by a Peterkins For Sale sign.

Entrance: Entered at the front of the property into the vestibule, further opaque glazed door with side panel opens into the hallway. Ceiling light fitment; wood effect flooring with mat well.

Hall: The welcoming hallway gives access to the dining room, kitchen, lounge, family room and W.C. Understair cupboard with coat hooks providing great storage along with a separate fully shelved cupboard that also housing the fuse box and meter. Ceiling light fitment; smoke alarm; telephone point and wood effect flooring.

Lounge: 14'8" x 13'5" (4.47m x 4.08m) Bright and spacious lounge with large window overlooking the front of the property and fills the room with natural light. Feature coal effect fireplace with metal insert and hearth with wooden surround. Window with curtains. Ceiling light fitment; television point and carpet.

Dining room: 11'7" x 9'1" (3.53m x 2.76m) A good sized room located to the front of the property, currently used as a dining room however could easily accommodate a double bed along with a range of freestanding furniture. Window with curtains. Ceiling light fitment and carpet.

Kitchen: 10'5" x 9'10" (3.17m x 2.99m) Fitted with a range of base and wall units, coordinating worktops and splashback tiling. Breakfast bar seating for 1 provided. Integrated appliances include fridge freezer, dishwasher, oven and grill with gas hob and chimney style extractor hood above. One and a half bowl composite sink with drainer and mixer tap. Window with venetian and roller blind overlooks the rear. Ceiling light fitment; heat alarm; television point and tiled flooring.

Utility room: Housing the central heating boiler and fitted with matching base and wall units, coordinating worktops and splashback tiling. Part glazed door out to the side of the property. Ceiling light fitment; carbon monoxide alarm and tiled floor with mat well.

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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.

W.C: Fitted with a 2 piece suite comprising of toilet and wall mounted wash hand basin with tiled splashback and mirror above. Opaque window with roller blind. Ceiling light fitment; shaver point and wood effect flooring.

Family room: 10'5" x 9'4" (3.17m x 2.84m) Bright and good sized versatile room with patio door that opens out into the rear garden. Ceiling light fitment and wood effect flooring.

Stairs to upper floor: Carpeted staircase leads to the upper floor landing giving access to 3 bedrooms and a shower room. Access hatch with Ramsay ladder into loft space. "Velux" window overhead; ceiling light fitments and smoke alarm.

Bedroom: 11'8" x 10'10" (3.55m x) Good sized room located to the rear of the property, with ample space for a double bed along with a range of freestanding furniture. Built in wardrobe with hanging rail and shelf. Ceiling light fitment; telephone and television points; carpet.

Bedroom: 13'6" x 13'2" (4.11m x 4.01m) Generous bedroom benefiting from a wall fitted wardrobes along with a another double door wardrobe, all with hanging rails and shelving providing great storage. Window to the front with curtains. Ceiling light fitment; telephone point and carpet.

Bedroom: 13'5" x 11'7" (4.08m x 3.53m) Another great double room located to the front of the property also benefiting from a built in wardrobe with hanging rail and shelf. Airing cupboard with fitted shelving. Window with curtains. Ceiling light fitment and carpet.

Shower room: Well presented shower room fitted with a toilet, wash hand basin set in vanity unit with storage and separate aqua paneled shower enclosure with mains fed shower head. Opaque window with roller blind and heated towel rail. Downlights; extractor; shaver points and tile effect vinyl.

Outside: There is a driveway providing off street parking in front of the single detached garage. Garage benefits from up and over door, power, light and loft space for additional storage. Wooden door and window to the side. The surrounding garden ground is low maintenance mainly laid with paving slabs with borders of stone chips and well-maintained established plants, flowers and bushes. Wooden gates to either side give access into the rear fully enclosed garden. Rotary clothes dryer.

