



14 BEEHCROFT GARDENS,
INSCH, AB52 6WF

OFFERS OVER £330,000

peterkins



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Insch
AB52 6WF

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- 4 bedroomed detached dwellinghouse with double garage
- Quiet residential street
- Beautifully decorated and presented throughout
- Spacious living and bedroom accommodation
- Ideal family home
- Oil central heating and full double glazing
- Driveway with space for 3 cars
- Fully enclosed and well maintained garden with Summer house
- Great commuter base with excellent road and rail links to both the north and south

Viewing by appointment only
please contact
07810821293 or Peterkins on
(01467) 672800

Description: We are pleased to offer for sale 14 Beechcroft Gardens, a beautifully presented 4 bedroomed detached dwellinghouse with double garage set on a quiet residential street within the popular Village of Insch. Close to the local amenities on offer and benefitting from spacious living and bedroom accommodation set across 2 floors. The ground floor comprises of a welcoming entrance hallway leading to the lounge, family room, W.C, an open plan kitchen diner with French doors that open out onto the rear patio in the garden and a utility room. The upper floor consists of a generous master bedroom with an ensuite bathroom, a double bedroom with an ensuite shower room and a further 2 good sized bedrooms with access to a Jack and Jill bathroom. Benefitting from oil central heating, full double glazing and a great amount of built in storage throughout. Outside, there is a 3 car driveway leading to the double garage. The rear garden is fully enclosed making it ideal for a family with young children and/or pets, and the great addition of a Summer House provides a handy home office or outdoor entertaining space. Early viewing is advised to appreciate the accommodation on offer.

Location: Insch is an increasingly popular village with a railway station and is situated close to the A96 which both provide excellent commuting to the north and south. There is a primary school in Insch and transport is provided to secondary education at either Inverurie Academy or The Gordon Schools in Huntly. There are many local amenities including a Cottage Hospital, Health Centre, a variety of shops and a Library. In addition, leisure activities include an 18 hole golf course, the Bennachie Leisure Centre and excellent hillwalking on the nearby Bennachie Range.

Directions: Travel on the main A96 Aberdeen-Inverness Road towards Huntly. At the Oyne Fork turn left following the signs for Insch, passing through the village of Oyne and into the village of Insch. Take the first road on the right signposted for Insch and then take the first road on the left onto Beechcroft Gardens. Follow the road round and the property is situated straight ahead on the right-hand side as indicated by the For Sale sign.

Entrance hallway: Entered at the front of the property through a partly opaque glazed door with side panels allowing the natural light to fill the spacious welcoming hallway. The hall gives access to the lounge, family room, W.C, dining kitchen and the staircase to the upper floor accommodation. Under stair storage cupboard houses the consumer unit and fitted with a light and shelving. Ceiling light fitment; heating thermostat dial; smoke alarm and wood effect flooring.

Lounge: 17'9" x 11'9" (5.41m x 3.58m) The bright and spacious lounge is located to the front of the property with lovely bay window and ample space for a range of furniture. Ceiling light fitment; television and telephone points; smoke alarm; fitted pelmet above window and carpet.

Family room: 12'8" x 11'10" (3.86m x 3.60m) A versatile good sized room currently used as a family room but could easily accommodate a dining table with chairs or even bedroom furniture. The bay window with coordinating pelmet and curtains overlooks the front. Ceiling light fitment; television point and carpet.



W.C: Fitted with a wall mounted wash hand basin and toilet. Splashback tiling to dado height around room and tiled floor. Opaque glazed window with curtains. Ceiling light fitment; extractor fan.

Dining kitchen: 27'2" x 10'1" (8.29m x 3.07m)

The dining kitchen is set along the rear of the property with ample space for a large dining table and chairs in front of the French doors that open out onto the patio in the rear garden. The kitchen is fitted with a range of base and wall units, coordinating worktops and splashback tiling. Breakfast bar provides seating for several stools. The integrated appliances include double eye levels ovens, fridge, freezer and dishwasher. Aga with chimney style extractor hood above. Stainless steel one and a half bowl sink with drainer and mixer tap. Windows and French doors fill the room with natural light and are fitted with coordinating pelmets and curtains. Ceiling light fitments; smoke alarm and tiled floor. Door through to the utility room.

Utility room: 9'5" x 6'4" (2.87m x 1.93m) Fitted with a base unit, coordinating worktop and splashback tiling. Window with coordinating pelmet and curtains. Stainless steel sink with drainer and mixer tap. Undercounter spaces plumbed for washing machine and tumble dryer. Cloakroom cupboard with hanging rail and shelf. Ceiling light fitment; extractor; central heating controls. Part opaque glazed door to outside.

Staircase to upper floor: The carpeted staircase leads to the upper floor landing and onto the bedrooms. Airing cupboard houses the hot water tank with room for storage. Access hatch to loft space. Ceiling light fitment and smoke alarm.

Office/Bedroom: 10'2" x 10' (3.09m x 3.04m)

Currently set up as a home office however could easily accommodate a double bed along with a range of freestanding furniture. Window to the rear with roman blinds and curtains. Built in double door wardrobe with hanging rails and shelving. Ceiling light and carpet. Door into Jack & Jill bathroom.

Jack & Jill Bathroom: Fitted with a white 3 piece suite comprising of toilet, wall mounted wash hand basin and a bath. Splashback tiling throughout with tile effect vinyl flooring. Opaque window with roller blind. Ceiling light fitment; extractor and shaver point.

Bedroom: 10'3" x 9'7" (3.12m x 2.92m) Another good sized room with ample space for a double bed along with a range of freestanding furniture. Window with roller blinds and curtains overlooking the front of the property. Double door wardrobe with hanging rail and shelving. Ceiling light fitment and carpet.

Bedroom: 11'9" x 8'9" (3.58m x 2.66m)

Generous double bedroom located to the front of the property benefitting from an ensuite shower room. Window with blinds and curtains. Double door wardrobe with hanging rail and shelving. Ceiling light; television point and carpet.

Ensuite shower room: Comprising of concealed cistern toilet and wash hand basin set in storage unit with a separate tiled shower enclosure with a mains fed shower head. Splashback tiling around room to dado height and tile effect flooring. Fitted mirror and shaver point. Opaque window with blind; ceiling light and extractor fan.

Master Bedroom: 14'2" x 11'9" (4.31m x 3.58m)

An exceptionally spacious master bedroom benefitting from the luxury of an ensuite bathroom and two built in wardrobes. The large room can accommodate a king or queen sized bed along with a range of freestanding furniture. Two double door wardrobes with hanging rails and shelving provide great storage. Window overlooks the rear with fitted blinds. Ceiling light; television point and carpet.

Ensuite bathroom: The impressive master ensuite comprises of a concealed cistern toilet and wash hand basin set in vanity unit, bath and a separate shower enclosure with mains water shower head. Spashback tiling around the room to dado height and full height in shower. Opaque window with blind and curtains. Fitted mirror and shaver point. Wall mounted storage unit. Ceiling light and downlight; extractor and tile effect flooring.







Outside: The property benefits from a 3 car driveway in front of the double garage.

The garage (19'2" x 18'8") houses the central heating boiler and benefits from an up and over door, power, light and an access door at the rear.

The front garden is mostly laid to lawn with a path leading to the front door.

A wooden gate at the side gives access to the rear garden which is well maintained and fully enclosed making it ideal for a family with young children and/or pets. Mostly laid to lawn with an area of established bushes. Benefitting from both a good sized patio and a wooden deck providing the ideal spot for family gatherings and Al fresco dining.

A great addition is the Summer House (10'7" x 10'6") which is located on the wooden deck. Glazed double doors give access and two shutter style windows fitted with blinds fill the space with natural light. Benefitting from power and ample space for a range of furniture.

Rotary clothes dryer. Outside lighting and tap with hose.



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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.