



15B WEST CHURCH COTTAGE,
INVERURIE, AB51 3SA

OFFERS OVER £189,000

peterkins



15B West Church Cottage
West High Street
Inverurie
AB51 3SA

Offers Over £189,000

- 4 bedroomed terraced cottage
- Located in Inverurie town centre
- Spacious accommodation throughout
- Gas central heating and full double glazing
- Driveway to the front providing off street parking
- Fully enclosed rear garden with 2 outhouses
- Within easy walking distance of the local shops and amenities
- Good commuter base

Viewing by appointment only
telephone Peterkins Solicitors
on (01467) 672800

Description: We are pleased to offer for sale this charming 4 bedroomed terraced cottage situated in the heart of Inverurie with original features throughout and touches of modern décor. The ground floor accommodation comprises of lounge, dining room, kitchen, utility room and bathroom. The upper floor consists of 4 bedrooms. Benefitting from gas central heating, full double glazing, driveway to the front providing off street parking and a good sized fully enclosed rear garden with 2 stone built outhouses. This property would make an ideal family home and early viewing is highly recommended to see 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, cottage hospital, several large supermarkets, swimming pool, sports centre, community centre and golf, tennis, bowling, fishing and hillwalking are all available nearby. The new primary school is within easy walking distance. Inverurie offers excellent road and rail links both north and south including Aberdeen, Dyce, Huntly and Elgin and is within easy commuting distance of the new Prime Four site at Kingswells, Westhill, Dyce and Aberdeen city centre.

Directions: From the centre of Inverurie take the first exit at the roundabout onto West High Street. Continue along here taking the first road on the left hand side. The property is located straight ahead and is clearly identified by our For Sale Posters.

Entrance: Entered through a part glazed wooden front door with fan light, the hallway gives access to the dining room, lounge, kitchen, utility room, bathroom and stairs to upper floor. Large understair cupboard with lighting, and sink providing great additional storage. Low level cupboard houses fuse box and electric meter. Part glazed wooden door gives access to the rear garden. Ceiling light fitment, coving, high skirtings and laminate wooden flooring.

Lounge: 12'10" x 12' (3.91m x 3.65m) A generous sized lounge located to the front of the property with large window overlooking the front garden. A nice feature to the room is the gas fire with brick effect surround set on marble hearth. Ceiling light fitment, smoke alarm, high ceiling and skirtings, wall lights, television point and completed with carpet.

Dining Room: 11'10" x 11'7" (3.60m x 3.53m) Spacious dining room also located to the front of the property with large window overlooking the front. Electric fire with wooden mantel above. Ample space for a large dining table and chairs. Ceiling light fitment, coving, alcove shelf and carpet.

Kitchen: 11'10" x 8'10" (3.60m x 2.69m) Fitted with a range of base, wall and drawer units with coordinating worktop and tile effect splashback. Built in oven, ceramic hobs, built in extractor hood above, ceramic 1 ½ bowl sink with drainer and mixer tap and space for under unit fridge and freezer. Strip light, smoke alarm, 2 large windows overlooking the rear garden which floods the room with natural light, display shelving, and vinyl flooring.

Utility Room: The utility room fitted with a worktop and tiled splashback. Plumbed for washing machine and space for tumble dryer, along with space for standalone fridge freezer. Ceiling light fitment, pulley and carpet.

Bathroom: Fitted with a white 3 piece suite comprising W.C, wash hand basin and bath with electric shower above. Tiled splashback behind bath and shower and tiled splashback behind wash hand basin. Ceiling light fitment, large opaque glazed window to rear and vinyl flooring.



Stairs to upper floor: Carpeted staircase with wooden handrail leads to the upper floor. The upper hallway gives access to 4 bedrooms. Large built in cupboard provides great additional storage. Ceiling light fitment, "Velux" window which floods the room with natural light, smoke alarm and carpet.

Master Bedroom: 12' x 11'7" (3.65m x 3.53m) The spacious master bedroom is located to the rear of the property with window overlooking the garden. Ample space for a double bed, along with a range of free standing furniture. Built in wardrobes with shelves and hanging rail provides great additional storage. Ceiling light fitment and carpet.

Bedroom: 11'2" x 9'3" (3.40m x 2.81m) Another good sized double bedroom located to the rear of the property with "Velux" window flooding the room with natural light. Ample space for a double bed, along with a range of free standing furniture. Ceiling light fitment and completed with laminate wooden flooring.

Bedroom: 11'3" x 9'6" (3.42m x 2.89m) A further good sized double bedroom located to the front of the property. Ceiling light fitment, "Velux" window flooding the room with natural light, ample space for double bed, along with free standing furniture and laminate wooden flooring.

Bedroom: 11'10" x 6'7" (3.60m x 3.04m) Completing the bedroom accommodation is another good sized bedroom located to the front with "Velux" window. Built in cupboard houses the central heating boiler and hot water tank. Ceiling light fitment and carpet.

Outside: To the front of the property there is a stonechipped driveway providing off street parking for 2 cars. The rear garden is fully enclosed making the property ideal for a family with children and/or pets. Lockblock pathway gives access to the 2 well kept stone built outhouses providing great additional storage. Lockblock patio area making the property ideal for outdoor entertaining. Stonechipped area, along with an area laid to lawn with borders of established trees, shrubs and bushes.

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.