

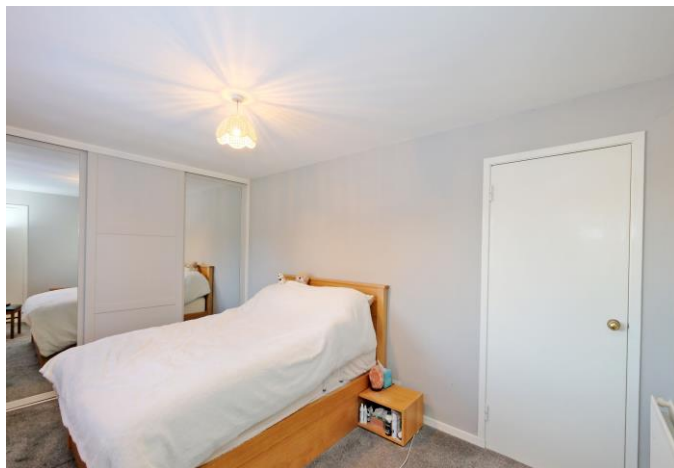


76 Selbie Drive,  
Inverurie, AB51 3YD

OFFERS OVER £149,000

peterkins





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Inverurie  
AB51 3YD

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- 2 bedroomed mid terrace dwellinghouse
- Central Inverurie location close to local shops and amenities
- Low maintenance front and rear gardens
- Well-presented throughout
- Open plan lounge, diner and modern kitchen
- Modern shower room
- Two double bedrooms both with built in storage
- Gas central heating and full double glazing
- Good commuter base

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

**Description:** We are pleased to offer for sale this 2 bedroom terraced dwellinghouse located centrally within the popular town of Inverurie in a well-established residential area close to local shops and amenities. The well-proportioned accommodation is set over 2 floors comprising of entrance hallway, open plan lounge/diner and kitchen, shower room and two double bedrooms. The property benefits from gas central heating, full double glazing and a great amount of built in storage throughout. Outside, both the front and rear gardens are low maintenance with the rear garden benefitting from a summer house. Application has been put to Aberdeenshire Council for the area to the front of the property to be used as a driveway providing off street parking. Early viewing is highly recommended.

**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 the centre of Inverurie heading towards Port Elphinstone along High Street, go right at Craigdon Mountain Sports into George Square follow this round and along Kellands Road taking a left onto Selbie Drive where number 76 is located on the left hand side clearly identified by a Peterkins For Sale sign.

**Entrance:** Entered at the front of the property in to the hallway which gives access to the lounge and the staircase to the upper floor. Double door cloak cupboard with hanging rail and shelf. Ceiling light fitment; heating thermostat; coat hooks; wood effect flooring with mat well.

**Living/Dining room:** 18'5" x 10'8" (5.61m x 3.25m) A good sized open plan room consisting of the lounge/dining room and kitchen. Dual aspect windows to the front and rear fill the room with natural light. Ceiling light fitments; television point and wood effect flooring.

**Kitchen:** 10'4" x 8'4" (3.14m x 2.54m) Open with the lounge, the kitchen is fitted with a modern range of base and wall units, coordinating worktops and splashback. Benefitting from a generous sized breakfast bar with seating for 3 and additional storage. Stainless steel sink with drainer and mixer tap. Integrated appliances include fridge freezer, washing machine, single oven and electric hob with splashback. Single bowl sink with drainer and mixer tap. Window above with roller blind overlooking the rear. Built in cupboard housing the central heating boiler. Ceiling light fitment; boiler control panel; wood effect flooring with mat well. Part opaque glazed door with blind opens out to the rear garden.



**Stairs to upper floor:** Carpeted staircase leads to the upper floor landing giving access to the shower room and two double bedrooms. Access hatch to loft space. Ceiling light and smoke alarm.

**Shower room:** Fully aqua paneled room comprising of concealed cistern toilet, wash hand basin and separate shower enclosure with mains water shower head. Opaque window. Chrome heated towel rail. Ceiling light; extractor fan and wood effect flooring.

**Bedroom: 9'6" x 9'2" (2.89m x 2.79m)** A good sized bedroom located to the rear of the property with ample space for a double bed along with a range of freestanding furniture. Wall of fitted wardrobes with sliding doors, hanging rails and shelving. Window with fitted blinds; ceiling light; television point and carpet.

**Bedroom: 13'10" x 9' (4.21m x 2.74m)** Generous sized bedroom with ample space for a double bed along with a range of freestanding furniture. Also benefitting from a wall of fitted wardrobes with sliding doors, hanging rails and shelving. Another shelved built in cupboard providing additional storage. Windows to the front with fitted blinds. Ceiling light and carpet.

**Outside:** The front garden is low maintenance laid mainly with paving slabs and a border of established bushes and shrubs.

The rear garden is fully enclosed and low maintenance laid with paving slabs and stone chips. Benfitting from a good sized summer house and wooden storage shed. Gates to either side with right of access. Outdoor tap.

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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.