



35 KELLANDS ROAD,
INVERURIE, AB51 3YL

OFFERS OVER £143,000

peterkins



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- 2 bedroomed semi-detached dwellinghouse
- Detached single garage
- Driveway
- Well-proportioned living and bedroom accommodation throughout
- Gas central heating and full double glazing
- Good sized well maintained garden
- Within walking distance of local schools, shops and amenities
- Good commuter base

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

Description: We offer for sale this 2 bedroomed semi-detached dwellinghouse with single garage situated in a convenient, central residential area in the popular Town of Inverurie. While in need of some modernising, the accommodation is well proportioned throughout comprising of an Entrance vestibule and hallway, Lounge, Kitchen, W.C, 2 double bedrooms and family bathroom. Benefitting from gas central heating, full double glazing and a great amount of built in storage throughout. Outside, there is a driveway to the front providing off street parking for several cars and leading to the garage. The gardens at the front and rear are both a good size and well maintained. The property has Kellands Park, Kellands Primary School and the North-East Community Campus which incorporates not only the secondary school but a swimming pool and community centre all within a few minutes' walk from the property. Early viewing is highly recommended to see all this property has to offer.

Location: The property enjoys a pleasant location within walking distance of Inverurie town centre and most local amenities. Inverurie offers a wealth of amenities including a sports centre, golf course, various sports clubs a swimming pool and a community centre. Facilities include a health centre, a public library, several primary schools and a secondary school, shopping and a variety of hotels and restaurants. It is within easy commuting distance of Dyce and Aberdeen and is only around twenty minutes' drive from Aberdeen Airport. A regular bus and train service links Inverurie with Aberdeen to the South and Inverness to the North and rail links to the North and South including Aberdeen, Dyce, Huntly and Elgin.

Directions: From Inverurie town centre proceed along West High Street, taking the second left at the mini-roundabout onto Blackhall Road. Thereafter take the first left into Westfield Road and follow the road round to the right into Davah Road. At the top of Davah Road turn left onto Kellands Road. Continue along Kellands Road and No. 35 is located on the right-hand side and is clearly identified by a Peterkins For Sale Sign.

Entrance: Entered at the front of the property into the vestibule which houses the central heating boiler. UPVC door with window to the side allowing through natural light. Understairs storage cupboard and low level cupboard housing the fuse box and electric meter. Ceiling light and carpet with mat well. Carbon monoxide alarm. Opaque glazed door opens into the hallway.

Hall: The hallway gives access to the Lounge, W.C and the staircase to the upper floor. Ceiling light; smoke alarm; coat hook and carpet.

Living room: 14'4" x 13'11" (4.36m x 4.24m) A bright and spacious lounge with ample space for a range of furniture including a dining table and chairs if desired. Centered gas coal effect fireplace with wooden surround and a wall fitted with a range of shelving and storage units. Large picture window overlooks the front. Ceiling light; smoke alarm; television point and carpet.

Kitchen: 14'3" x 6'5" (4.34m x 1.95m) Fitted with a range of base and wall units, coordinating worktops and splashback tiling. Integrated oven with gas hob and extractor hood above. Stainless steel one and half bowl sink with drainer and mixer tap. Window overlooks the rear garden. Strip light; smoke alarm and vinyl flooring. Part opaque glazed door opens out to the garden patio.



W.C: A sliding door opens from the hallway into the W.C which is fitted with a 2 piece suite comprising of a toilet and vanity wash hand basin with storage below and wall units above both providing great storage. Splashback tiling to dado height around room. Two fitted mirrors. Opaque window; ceiling light and vinyl flooring.

Stairs to upper floor: The carpeted staircase leads to the upper floor landing and then onto 2 bedrooms and the bathroom. Built in shelved cupboard and another cupboard housing the hot water tank. Ceiling light; smoke alarm and window to the front. Access hatch into loft space.

Bedroom: 12'7" x 8'8" (3.83m x 2.64m) A good sized bedroom located to the front of the property providing ample space for a double bed along with a range of freestanding furniture. Wardrobe with hanging rail and shelf. Ceiling light; window; television and telephone points, carpet.

Bedroom: 11'11" x 11'6" (3.63m x 3.50m) Another good sized double bedroom again with ample space for a range of freestanding furniture. Window overlooking the rear; ceiling light and carpet. Telephone and television points.

Bathroom: Comprising of a toilet, vanity wash hand basin, bath and a separate shower enclosure with an electric shower head. Wooden paneling and tiled splashbacks throughout. Mirrored wall mounted unit. Ceiling light; extractor; opaque window and wood effect flooring.

Outside: To the front of the property there is a good size tared driveway providing off street parking for several cars. The front garden has range of established bushes and plants. The detached single garage benefits from an electric up and over door, power, light and an access door at the side. The rear garden has areas laid to lawn and patio ideal for outdoor entertaining. Path leads down the garden giving access to an enclosed bedding area. Outside tap and lighting.



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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.