



FLAT 4, LEASK HOUSE,
BEVERLEY ROAD, INVERURIE

OFFERS OVER £129,000

peterkins



FLAT 4
LEASK HOUSE
BEVERLEY ROAD
INVERURIE
AB51 3PT

Offers Over £129,000

- 2 bedroomed self-contained first floor flat
- Quiet residential street
- Good sized accommodation throughout
- Open views to the rear
- Exclusive parking
- Within easy walking distance of the Town centre
- Gas central heating and full double glazing
- Ideal for a first time buyer or someone looking for a buy to let
- Good commuter base

Viewing by appointment only
please contact 07766499208
or Peterkins (01467) 672800

Description: We are delighted to offer for sale this good sized two bedroomed self-contained first floor flat which is located within easy walking distance from Inverurie Town Centre. The accommodation comprises of entrance stairwell and hallway, lounge, kitchen, shower room and 2 bedrooms. The property is served by gas central heating and full double glazing and benefits from exclusive parking and pleasant open views to the rear. This property would make an ideal home for a first-time buyer or someone looking for a buy to let investment and early viewing is highly recommended to see all this property has to offer.

Location: The property enjoys a convenient location within a short distance of the thriving town centre. Inverurie offers a good range of amenities including sports centre, golf course, various sports clubs, a swimming pool and community centre. There is also a health centre, public library, three primary schools and secondary school. It is within good commuting distance of Dyce and Aberdeen and is approximately a twenty-minute drive from Aberdeen Airport.

Directions: From Inverurie town centre proceed along the High Street towards Aberdeen, taking the fifth road on the left into Beverley Road. Continue to the bottom of the road and turn left. The property is located within the second block.

Entrance: A part opaque glazed door at the front of the building opens into the stairwell which leads up to the flat. Low level cupboard housing the electric meter. Ceiling light; smoke alarm and carpet.

Hall: The hallway leads to all accommodation and benefits from a deep walk in cupboard which houses the fuse box and fitted with coat hooks and shelving. Ceiling light; smoke alarm; fitted mirrors and carpet.

Lounge: 14'2" x 12'9" (4.31m x 3.88m) A spacious and bright room that benefits from a lovely open view to the rear. Ample space for a range of furniture along with a dining table and chairs if desired. Window with curtains. Ceiling light; television and telephone point; smoke alarm and carpet. Door that opens into the kitchen.

Kitchen: 9' x 9' (2.74m x 2.74m) Fitted with a range of base and wall units, coordinating worktops and splashback tiling. Stainless steel sink with drainer and mixer tap. Integrated oven, gas hob and extractor hood above. Standalone fridge freezer and washing machine. Central heating boiler located on the wall. Window with roller blind and open view. Ceiling light; heat alarm and tile effect flooring.

Bathroom: Fitted with a 3 piece suite comprising of toilet, wash hand basin and a bath with glass screen a mains shower head above. Splashback tiling throughout. Mirrored wall mounted storage unit. Opaque window with roller blind. Ceiling light; extractor; chrome fittings and wood effect flooring.



Bedroom: 11'2" x 10'8" (3.40m x 3.25m) A good sized bedroom with ample space for a double bed along with a range of freestanding furniture. Wardrobe with sliding doors, hanging rails and shelving. Window with curtains; ceiling light; television point and carpet.

Bedroom: 10'1" x 9' (3.07m x 2.74m) Another double bedroom again with ample space for a range of furniture. Wardrobe with hanging rail and shelving. Ceiling light; television point and carpet.

Outside: Exclusive parking space with several spaces for guests on the right of the cul-de-sac. The shared gardens which surround the property are well maintained with areas of lawn. Exclusive rotary clothes dryer, storage shed and a bin store.



Do you want the best mortgage for you?

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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.