



5 TOWNHEAD ROAD,  
INVERURIE, AB51 4RZ

OFFERS OVER £164,000

peterkins



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Inverurie  
AB51 4RZ

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- 2 bedroomed semi-detached bungalow
- Quiet residential street within walking distance of local shops and amenities
- Kitchen
- Lounge
- 2 bedrooms
- Shower room
- Well-proportioned living and bedroom accommodation
- Gas central heating and full double glazing
- Fully enclosed front and rear gardens
- Off street parking area
- Good commuter base

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

**Description:** We are pleased to offer for sale this 2 bedroomed semi-detached bungalow set on a quiet residential street in the popular town of Inverurie within easy walking distance of the local shops and amenities. The property benefits from gas central heating, full double glazing and well-proportioned rooms. The accommodation comprises of entrance hallway, lounge, kitchen, shower room and 2 bedrooms. The front and rear gardens are both well maintained and fully enclosed with an off street parking space at the side. Early viewing is highly recommended to appreciate all this property has to offer.

**Location:** The property enjoys a pleasant location within a popular residential area in Inverurie. It is ideally located for Strathburn Primary School, Garioch Sports Centre and park and is within walking distance of Inverurie town centre. Inverurie is a prospering town, which offers wide ranging facilities including Primary Schools, a Secondary School, shops, restaurants, swimming pool, sports' centre, library and golf course. Situated around 17 miles from Aberdeen it is well served by road and rail links making it an ideal commuting base.

**Directions:** From the centre of the Inverurie head up West High Street and at the small roundabout take the third exit onto North Street, continue until reaching the next roundabout. Take the first exit onto Burghmuir Drive, then take the second left into Townhead Road, number 5 is located a short distance along on the right hand side clearly identified by a Peterkins For Sale sign.

**Entrance:** Entered at the front of the property through a wood effect upvc door into the vestibule. With light fitment, coat hooks and wood effect flooring. ADT alarm system. Part glazed door into the main hallway.

**Hall:** The hallway gives access to all accommodation and has an access hatch with Ramsay ladder into the floored loft space. Downlighters; smoke alarm and wood effect flooring.

**Bedroom: 11' x 7'4"** (3.35m x 2.23m) A good sized bedroom located to the front of the property. Space for a range of freestanding furniture. Window with blinds and curtains. Ceiling light and carpet.

**Shower room:** The suite comprises of toilet, wash hand basin and a shower with aqua paneling, shower curtain and mains fed shower head. Fitted glass shelf, mirror and a wall mounted mirrored storage unit. Downlighters; extractor; heated towel rail and tile effect flooring.

**Bedroom: 11'11" x 10'9"** (3.63m x 3.27m) A spacious bedroom located to the rear of the property with ample space provided for a double bed along with a range of freestanding furniture. Window with blinds and curtains. Two built in cupboards with hanging rails and shelving. Ceiling light; television point and carpet.



**Living room: 16' x 10'7"** (4.87m x 3.22m) A bright and spacious room benefitting from a glazed door with side panel, blinds and curtains that overlooks and opens out to the rear garden patio. Cupboard housing the central heating boiler. Ceiling light fittings and wood effect flooring.

**Kitchen: 14'9" x 7'11"** (4.49m x 2.41m) Fitted with a range of base and wall units, coordinating worktops and splashback tiling. Integrated single oven, gas hob and extractor hood above. Standalone fridge freezer, washing machine and tumble dryer. Stainless steel sink with drainer and mixer tap. Window to the front with blinds and curtains. Built in shelved cupboard. Space for dining table and chairs. Ceiling light and tile effect flooring.

**Outside:** The front garden is accessed through a low level iron gate and a path leads to the front door. The front is low maintenance laid with stone chippings.

The rear garden is fully enclosed and mostly laid to lawn with established trees. There is an area of patio providing an ideal spot for outdoor furniture. Wooden gate to the side for access. Space for parking 1 car at the side.

Rotary clothes dryer. Storage shed.



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.