



6 GREYSTONE SQUARE,
KEMNAY AB51 5RW

OFFERS OVER £174,000

peterkins



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INVERURIE
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- 3 bedroomed mid-terraced dwellinghouse
- Situated in a quiet residential area within the popular village of Kemnay
- Well-presented throughout
- Well-proportioned living and bedroom accommodation
- Fully enclosed rear garden
- 2 exclusive parking spaces
- Gas central heating and full double glazing
- Close to local shops and amenities
- Good commuter base

Viewing by appointment only
please contact 07411127841
or Peterkins on
(01467) 672800

Description: We are delighted to offer for sale this 3 bedroomed mid terraced family home located in a quiet residential area within the popular village of Kemnay. The property accommodation is set over 2 floors, comprising of Entrance vestibule with W.C, Lounge, Kitchen Diner benefitting from French doors that open into the garden, Master bedroom with ensuite shower room, a further 2 bedrooms and Family bathroom. Benefitting from gas central heating and full double glazing. To the front of the property there is 2 exclusive parking spaces and a fully enclosed garden to the rear making the property ideal for a family with children and/or pets. Early viewing is highly recommended to see all this property has to offer.

Location: Situated close to the centre of Kemnay and a short distance from the market town of Inverurie. Aberdeen is only 17 miles away making the property ideal for anyone looking to commute. Kemnay itself has a range of shops, restaurants and amenities, along with two primary schools and a secondary school. There are also a range of recreational facilities including an 18-hole golf course, bowling club and driving range, to name a few. The property is only a few miles from the Bennachie mountain range.

Directions: Follow the B993 towards the centre of Kemnay and take the road to the left immediately prior to the park into Bogbeth Road then take the second road on the left into Bogbeth Brae. Continue up and take a right, follow the road round until taking a right into Greystone Square. Number 6 is a short distance along on the right hand side.

Entrance Hall: Entered at the front of the property into the vestibule which gives access into the W.C and lounge. Ceiling light; coat hooks and wood effect flooring.

W.C: Fitted with a 2 piece suite comprising of a toilet and wash hand basin. Ceiling light; opaque window and tile effect flooring.

Lounge: 17'7" x 15'1" (5.35m x 4.59m) A bright and spacious room with ample space for a range of furniture and a large window with blinds overlook the front. Ceiling light; heating dial; wood effect flooring. Door through to the dining kitchen and stairwell to the upper floor.

Dining Kitchen: 14'10" x 9'2" (4.52m x 2.79m) Fitted with a range of base and wall units, coordinating worktops and matching upstands. Stainless steel sink with drainer, mixer tap and window above with roller blind that overlooks the rear garden. Integrated single oven, gas hob with protective splashback and chimney style extractor hood above. Space for standalone fridge freezer and a space plumbed for washing machine. Ample space provided for a large dining table and chairs in front of the French doors with fitted blinds that open out onto the patio area in the garden. Built in storage cupboard that houses the consumer unit and electric meter. Downlights and wood effect flooring.



Staircase to the upper floor: The carpeted staircase leads from the lounge to the upper floor landing giving access to all 3 bedrooms and the family bathroom. Airing cupboard. Access hatch with Ramsay ladder to loft space. Ceiling light and smoke alarm.

Bathroom: Fitted with a 3 piece suite comprising of toilet, wash hand basin and bath. Fitted mirror and splashback tiling. Opaque window with blind. Ceiling light; extractor and tile effect flooring.

Bedroom: 10'3" x 8'6" (3.12m x 2.59m) Good sized bedroom located to the rear of the property with ample space for a double bed along with a range of freestanding furniture. Window with blind; ceiling light and carpet.

Master Bedroom: 11'9" x 8'5" (3.58m x 2.56m) The master bedroom benefits from built in wardrobes and an ensuite shower room. Ample space for a double bed along with a range of freestanding furniture. Window with vertical blinds overlooks the front. Double door wardrobes with hanging rails and shelving. Ceiling light and carpet. Door into ensuite.

Ensuite: Comprising of a toilet, wash hand basin with tiled splashback and a separate tiled shower enclosure with a mains fed shower head. Wall mounted mirrored storage unit. Ceiling light; extractor and vinyl flooring.

Bedroom: 8'10" x 6'4" (2.69m x 1.93m) This single bedroom would suit a nursery or ideal home office if needed. Located to the front with a window fitted with roman blind. Ceiling light and carpet.

Outside: To the front of the property there are 2 parking spaces exclusive to number 6. The rear garden is fully enclosed with fencing making it ideal for a family with children and/or pets. Mostly laid to lawn with a patio area providing a great spot for outdoor entertaining. Outdoor Tap. Shed.



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.