



19A WEST HIGH STREET,
INVERURIE, AB51 3SA

OFFERS AROUND £112,000

peterkins



19a West High Street
Inverurie
AB51 3SA

Offers Around £112,000

- 2 Bedroomed upper floor flat located in central Inverurie
- Easy walking distance of local shops and amenities
- Well-proportioned living and bedroom accommodation throughout
- Well presented
- Neutral décor
- Ideal for first time buyers or someone looking for a buy to let
- Double glazing
- Electric storage heating
- Shared drying green to rear with storage shed

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

EPC: E
Council Tax: B

Description: We are pleased to offer for sale this 2 bedroomed upper floor flat set in central Inverurie with easy access to the surrounding shops and amenities on offer. The property benefits from well-proportioned living and bedroom accommodation comprising of entrance stairwell and hallway, lounge, kitchen diner, 2 double bedrooms and a bathroom. Also benefitting from electric storage heaters and full double glazing. Outside the communal rear garden is well maintained with an exclusive stone shed ideal for outdoor storage. This property would make an ideal first time purchase or buy to let. Viewing is recommended to appreciate all this property has to offer.

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 head up West North Street and Number 19a is located on the left hand side, the top floor flat is clearly indicated by a Peterkins For Sale sign.

Communal hallway: Entered at the front of the building into the communal hallway and stairwell that leads to 19a which is located on the right hand side of the landing. Original features, ceiling lights; window providing natural light and tiled floor that goes onto carpet on the stairwell. Door to the rear garden.

Entrance: Entered into a carpeted split stairwell with Velux overhead providing natural light that leads up the landing giving access too all accommodation. Downlights and wall light fitment; smoke alarm; intercom system and access hatch to loft. Storage cupboard that houses the electric meter and consumer unit with fitted shelving.

Lounge: 12'11" x 12'8" (3.93m x 3.86m) A bright and spacious lounge located to the rear of the property with a view over the garden. Wall mounted TV unit with storage. Ceiling light; smoke alarm and carpet.

Kitchen: 14' x 12'9" (4.26m x 3.88m) Fitted with a range of base and wall units, coordinating worktops and splashback tiling. Stainless steel sink with drainer and mixer tap. Single oven, electric hob and chimney style extractor hood above. Washing machine and standalone fridge freezer to remain. Window with bench seat overlooking the front. Space for dining table and chairs. Downlights; smoke alarm and wood effect flooring.

Bathroom: Fitted with a 3 piece suite comprising of toilet, wash hand basin and a bath with screen and electric shower head. Tiled splashbacks; fitted mirror and heated towel rail. Downlights; extractor and wood effect flooring.



Bedroom 1: 13'2" x 10'4" (4.01m x 3.14m) A good sized bedroom with ample space for a double bed along with a range of freestanding furniture. Built in wardrobe with mirrored sliding doors, hanging rails and shelving. Window overlooks the rear. Ceiling light and carpet.

Bedroom 2: 13' x 11'1" at widest (3.96m x 3.37m) Another good sized double bedroom with ample space for a range of freestanding furniture and also benefitting from a built in wardrobe with sliding mirrored doors, hanging rails and shelving. Window to the front. Ceiling light and carpet.

Outside: The rear of the property is accessed by a door in the hallway to the communal drying green, which is laid mostly to lawn with a border of established bushes, plants and shrubs. An exclusive brick outhouse located along the rear boundary provides great storage.

Additional: Items of furniture/contents can be available by separate negotiations.



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 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.