



28 SELBIE DRIVE,  
INVERURIE, AB51 3YD

OFFERS OVER £175,000

peterkins





28 Selbie Drive  
Inverurie  
AB51 3YD

Offers Over £175,000

- 3 bedroomed semi-detached dwellinghouse
- Double garage
- Driveway providing ample off street parking
- Central Inverurie location close to local shops and amenities
- Well proportioned living and bedroom accommodation throughout
- Low maintenance garden
- Gas central heating and full double glazing
- Good commuter base

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

EPC: D  
Council Tax: C

**Description:** We are pleased to offer for sale this 3 bedroom semi-detached dwellinghouse with a double garage located centrally within the popular town of Inverurie in a well-established residential area close to local shops and amenities. The well-proportioned accommodation is set over 2 floors comprising of entrance vestibule and hallway, lounge, kitchen, rear vestibule, shower room and three double bedrooms. The property benefits from gas central heating, full double glazing and a great amount of built in storage throughout. Outside, the driveway provides parking for several cars and the rear garden are low maintenance. Early viewing is highly recommended.

**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 heading towards Port Elphinstone along High Street, go right at Craigdon Mountain Sports into George Square follow this round taking a left onto Selbie Drive. Continue along until the end and round where number 28 is located on the right hand side clearly identified by a Peterkins For Sale sign.

**Entrance:** Entered at the front of the property through a UPVC door into the vestibule with window providing natural light and under stair storage cupboard. Downlights; corner unit and wood effect flooring with mat well. Door through to hallway.

**Hall:** This hallway gives access to the lounge, shower room and stairwell to the upper floor. Cloak cupboard with fitted shelving and coat hooks. Downlights; smoke alarm and alarm system control panel; telephone point and wood effect flooring.

**Lounge:** 15'5" x 14'9" (4.69m x 4.49m) A good sized bright room providing ample space for a range of furniture and centered gas coal effect fireplace with marble inset and hearth with wooden surround. Alcove space with fitted shelving and low level cupboard. Window overlooks the front. Downlights; smoke alarm and wood effect flooring. Door through to the kitchen.

**Kitchen:** 9'10" x 9'6" (2.99m x 2.89m) Fitted with a range of base and wall units, coordinating worktops and splashback paneling. Stainless steel sink with drainer and mixer tap. Window with roller blind overlooks the rear. Space for slot in cooker with extractor fan above. Undercounter spaces for washing machine, dishwasher and fridge. Downlights; smoke alarm and tile effect flooring.

**Rear vestibule:** Off the kitchen the rear vestibule benefits from a large walk-in pantry style cupboard, a second cupboard with power suitable for appliances and third cupboard space that houses the central heating boiler with control panel and coat hooks. Ceiling light; smoke alarm; coat hooks and tile effect flooring with mat well. Door to the rear garden.





**Shower room:** The shower room comprises of a toilet, wash hand basin and a tiled shower enclosure with electric shower head. Wooden and aqua paneling around the room. Fitted base unit and mirror above. Downlights; extractor; opaque window and tile effect flooring.

**Stairwell to upper floor:** The carpeted staircase leads to the upper floor landing and the 3 bedrooms. Window provides natural light. Ceiling light and smoke alarm. Access hatch with ladder to loft space.

**Bedroom: 12'2" x 8'10"** (3.70m x 2.69m) A good sized room with ample space for a double bed along with a range of freestanding furniture. Built in shelved cupboard and a window overlooks the rear. Ceiling light and wood effect flooring.

**Bedroom: 15'4" at widest x 9'10"** (4.67m x 2.99m) Another double bedroom located to the front of the property. Built in wardrobe with hanging rail and shelf. Window with curtains. Ceiling light; television point and wood effect flooring.

**Bedroom: 12'2" x 9'8"** (3.70m x 2.94m) Completing the accommodation is this third bedroom again of good size with space for a double bed along with a range of freestanding furniture. Wardrobe houses the hot water tank and has a hanging rail and shelf. Ceiling light; television and telephone point; wood effect flooring.

**Outside:** The tarred driveway provides ample parking along the front of the property and leading to the detached double garage. (18'4" x 15'6"). The Garage benefits from an up and over door, power, light, a window to the side and a wooden door at the rear. The garden is low maintenance being mostly laid with slabs with an area to the rear of the garage with a rotary clothes dryer and wooden shed. Small bedding area and border with established bush.

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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.