



5 HERON CLOSE,
KEMNAY, AB51 5GJ

OFFERS OVER £128,000

peterkins



5 Heron Close
Kemnay
AB51 5GJ

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- 3 bedroomed end terraced dwellinghouse
- Spacious living and bedroom accommodation throughout
- Dining kitchen
- Lounge
- 3 double bedrooms
- Bathroom
- Great amount of built in storage space throughout
- Fully enclosed front and rear gardens
- Car park close by
- Gas central heating and double glazing
- Good commuter base for Inverurie, Alford and Aberdeen

Viewing by appointment only
please contact
077727 32780 or
Peterkins on (01467) 672800

EPC: C Council Tax: B

Description: We are pleased to offer for sale this well presented 3 bedroomed end terraced dwellinghouse situated in a quiet residential area of Kemnay. The accommodation comprises of entrance vestibule and hallway, lounge, dining kitchen, 3 double bedrooms and a family bathroom. Benefitting from Gas central heating, full double glazing and a great amount of storage space throughout. Outside, there are enclosed gardens to both the front and the rear ideal for a family with children and/or pets. Parking is provided in the car park a short distance away from the property. An ideal purchase for a first time buyer, a family, someone looking for a buy to let investment or alternatively someone looking to downsize. Early viewing is highly recommended to appreciate 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: On entering the village via the Quarry Road, turn first right into Bremner Way and pass the academy where taking the third exit on the left hand side into Heron Road. Drive right round to the communal parking area and number 5 is along the path on the right hand side clearly identified by a Peterkins for sale sign.

Entrance vestibule: UPVC door at the front of the property opens into the vestibule that benefits from a large cloak cupboard with light, fitted shelving and c/o alarm while also housing the central heating boiler, consumer unit and electric meter. Ceiling light, fitted mirror, wood effect flooring with mat well. Part glazed door opens into the hallway.

Hall: The hallway gives access to the lounge, dining kitchen and the stairwell to the upper floor. Large walk in cupboard with a range of shelving and coat hooks. Ceiling light; smoke alarm; heating control dial and wood effect flooring.

Lounge: 13'6" x 11'6" (4.11m x 3.50m) A good sized bright room with large picture window filling the room with natural light and overlooking the front garden. Ample space for a range of furniture. Ceiling light fitment; Television point and wood effect flooring.

Dining Kitchen: 16'8" x 9'6" (5.08m x 2.89m) Fitted with a range of base and wall units, coordinating worktops and tiled splashbacks. Integrated oven with extractor hood above and undercounter space plumbed for dishwasher. Windows with blinds overlook the rear garden. Recessed space plumbed for washing machine with tumble dryer on top and a separate space for a standalone fridge freezer. Downlights and tile effect flooring. Part glazed door to the rear garden.



Stairs to upper floor: Carpeted staircase leads to the upper floor landing giving access to the three bedrooms and the family bathroom. Built in cupboard with fitted shelving. Ceiling light fitment; smoke alarm. Access hatch into loft space.

Bedroom: 9'6" x 8' (2.89m x 2.43m) A good sized room with ample space for a double bed along with a range of freestanding furniture. Window to the front with blinds. Ceiling light; television point and carpet.

Bedroom: 10'8" x 9'6" (3.25m x 2.89m) A spacious double bedroom with window overlooking the front with blinds. Built in wardrobe with hanging rail and shelf. Ceiling light; television point and carpet.

Bedroom: 11'6" x 10'5" (3.50m x 3.17m) A generous sized bedroom with ample space for a double bed along with a range of freestanding furniture. Built in wardrobes with triple sliding doors, hanging rails and shelving. Window with blinds. Ceiling light; television point and carpet.

Bathroom: Fitted with a 3 piece suite comprising of toilet, wash hand basin and a bath with a screen and shower head. Splashback tiling throughout with tiled floor. Mirrored wall mounted storage unit and chrome heated towel rail. Opaque window with blind. Downlights and extractor fan.

Outside: The front garden is mostly laid to lawn with an area of slabs and is fully enclosed with fencing. The rear garden is also fully enclosed and low maintenance mostly laid with stone chips. Wooden shed. Nearby car park provides ample parking.



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.