



12 COBBANS LANE,
INVERURIE AB51 4AU

OFFERS OVER £172,500

peterkins



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Inverurie
AB51 4AU

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- 2 bedroomed semi-detached dwellinghouse
- Quiet Inverurie town centre location
- Within easy walking distance of local shops and amenities
- Well-proportioned accommodation set over 2 floors
- Gas central heating and full double glazing
- Well-presented throughout
- Off street parking and enclosed low maintenance garden
- Outbuilding/work shop

Viewing by appointment only
please 07960 100916 or
07568 440271 or contact
Peterkins (01467) 672800

EPC: D

Council Tax Band: C

Description: We are pleased to offer for sale 12 Cobbans Lane, a 2 bedroomed semi-detached dwellinghouse set in the centre of Inverurie within easy walking distance of the many shops and amenities on offer. The accommodation is well proportioned and set over 2 floors, the ground floor comprises of an entrance hallway, lounge, dining kitchen and a shower room. The upper floor consists of 2 double bedrooms. The property benefits from a ground amount of built in storage space throughout, gas central heating and full double glazing. Outside, there is a parking space for 1 car and a fully enclosed low maintenance garden with Outbuilding/workshop, shed and a log store. Early viewing is recommend 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 travel up West High Street taking a right onto North Street. Turn second right into Garioch Road and first left into Watt Crescent. Number 12 Cobbans Lane is a short distance along on the left hand side clearly identified by a Peterkins For Sale sign.

Entrance: Entered through a part glazed upvc door into the welcoming hallway which gives access to the shower room, lounge, kitchen diner and the stairwell to the upper floor. Cupboard housing the central heating boiler and another under stair cupboard with light and shelving. Overhead cupboard houses the fuse box. Downlights; smoke alarm; opaque window; laminate wooden flooring.

Lounge: 13'10" x 12' (4.21m x 3.65m) Bright and airy lounge located to the front of the property with space for a range of furniture with a lovely center wood burning stove set on a marble hearth and alcove shelving with downlights either side. Window to the front with blinds and curtains. Downlights; telephone and television points and carpet.

Kitchen/Diner: 11'7" x 7' (3.53m x 2.13m) Fitted with a range of base, drawer and wall units, coordinating worktops and splashback tiling. Stainless steel sink with drainer and mixer tap. Integrated eye level open, microwave and gas hobs with chimney style extractor hood above. Standalone fridge freezer and washing machine to remain. Space for dining table and chairs. Ceiling light fitment; smoke alarm; window overlooking the rear. Telephone point and completed with laminate wooden flooring.



Shower room: The shower room suite comprises of a toilet, wash hand basin with mirrored cabinet above and a separate walk in shower cubicle with mains fed shower head. Tiling to dado height around the room and full height in the shower. Opaque window to the front; ceiling light; heated towel rail and tiled flooring.

Stairs to upper floor: The carpeted staircase leads to the upper floor landing and the bedroom accommodation. Built in cupboards providing great storage. Ceiling light fitment; Velux and smoke alarm.

Bedroom: 12' x 9'1" (3.65m x 2.76m) A good sized double bedroom benefitting from a built in wardrobe with mirrored sliding doors, hanging rail and shelf and an additional cupboard above. Ample space for a double bed along with a range of freestanding furniture. Window to the front with curtains. Wall lights; telephone point and carpet.

Bedroom: 12'3" x 6'9" (3.73m x 2.05m) Another good sized bedroom again with ample space for a double bed along with a range of freestanding furniture. Two windows with curtains flood the room with natural light. Wall light and carpet.

Outside: Off street parking is provided for 1 car in the tarred parking space at the front. Iron gates give access into the garden which is fully enclosed ideal for children and/or pets and low maintenance being mostly laid with paving slabs and stone chips. The patio area is a great size ideal for outdoor entertaining.

The workshop benefits from power and a water tap with a log store at the side. A wooden shed provides great additional storage. Rotary clothes dryer. Security lighting.

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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.