



18 ELM WAY,  
KINTORE, AB51 0UP

OFFERS OVER £319,000

peterkins





18 Elm Way  
Kintore  
Inverurie  
AB51 0UP

### Offers Over £319,000

- 4 bedroomed detached family home
- Quiet residential cul-de-sac
- Within easy walking distance of the local shops and amenities
- Spacious living and bedroom accommodation throughout
- Well-presented throughout
- Detached single garage and driveway
- Fully enclosed low maintenance rear garden
- Good commuter base

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

EPC: C  
Council Tax Band: D

**Description:** We are delighted to offer for sale this 4 bedroomed detached family home set in a quiet residential cul-de-sac close to the town centre and within easy walking distance of the local shops and amenities on offer. The spacious accommodation is set over 2 floors, the ground floor comprises of a welcoming entrance vestibule and hallway, lounge with double doors into the dining room which is on open plan with the sun room, a dining kitchen, utility room, shower room and a double bedroom. The first floor comprises of a family bathroom, bedroom/office, a generous sized double bedroom and a master bedroom benefiting from an ensuite shower room. The property has gas central heating, full double glazing and a great amount of built in storage throughout. Outside, there is a driveway providing off street parking for 2 cars leading to the detached single garage. The rear garden is low maintenance and fully enclosed making it ideal for a family with children and/or pets. Early viewing is highly recommended to appreciate all this property has to offer.

**Location:** Kintore is a thriving local village with two Primary Schools and is well served by local shops and services, a library, vets and medical centre. There is a railway station and Kintore is within easy commuting distance of Inverurie, Dyce, Aberdeen and Westhill. From Kintore there is easy access onto the AWPR at Dyce. Inverurie is the nearest town and offers a wealth of shopping facilities and sporting amenities.

**Directions:** From Inverurie travel on the A96 toward Aberdeen. Continue straight on at the Thainstone roundabout. Take the first slip road into Kintore. At the roundabout take the first exit and continue along Northern Road reaching The Square Hotel on the right, Elm way is the next road on the right. Continue along the road and Number 18 is on the left hand side clearly identified by a Peterkins For Sale sign.

**Entrance:** Entered at the front of the property through an part opaque glazed door with side lights into the vestibule. Ceiling light and wood effect flooring. Glazed door into the main hallway.

**Hallway:** This welcoming hallway gives access to the lounge, kitchen, shower room and ground floor bedroom. Cloak cupboard with hanging rail and shelf. Understairs cupboard housing the consumer unit meter and meter while also providing great additional storage. Ceiling lights; smoke alarm; heating control dial and wood effect flooring.

**Lounge:** 16'4" x 13'1" (4.97m x 3.98m) A bright and spacious lounge ample space for a range of freestanding furniture and with double doors that open into the dining room. Large window overlooking the front. Ceiling lights; television and telephone points and completed with wood effect flooring.





**Dining room: 10'9" x 10'4"** (3.27m x 3.14m) Double doors from the lounge open into the dining room which is on open plan with the sun room creating great flow throughout and a lovely space for family gatherings. Ample space for a large dining table and chairs. Ceiling light and wood effect flooring continues.

**Sun room: 11'4" x 10'6"** (3.45m x 3.20m) Open from the dining room, the sun room is a great bright addition to the property. Glazed sliding doors that open out to the rear patio area of the garden. All windows and doors are fitted with blinds. Ceiling light; television point and wood effect flooring.

**Kitchen: 13'1" x 10'9"** (3.98m x 3.27m) Accessed from both the dining room and the hallway, the kitchen is fitted with a range of base, drawer and wall units, coordinating worktops and splashback tiling. Stainless steel one and a half bowl sink with drainer, mixer tap and a window above with roller blind that overlooks the rear garden. Integrated fridge freezer, NEFF double oven and electric hob with extractor hood above. Undercounter space plumbed for dishwasher. Being a good size there is space for a dining table and chairs if desired. Downlights and wood effect flooring. Door into the utility room.

**Utility room: 10'9" x 5'3"** (3.27m x 1.60m) The central heating boiler and control panel is located in the utility room. Fitted with a wall of base units, coordinating worktops and splashback tiling. Stainless steel sink with window above fitted with roller blind. Space plumbed for washing machine and tumble dryer. Built in shelved storage cupboard. Ceiling light; extractor fan and wood effect flooring with mat well. Part glazed door to the rear garden.

**Shower room:** The shower room suite comprises of a toilet, wall mounted corner wash hand basin with mirror and shaver point above and a separate shower enclosure with mains shower head. Fully tiled room with heated towel rail. Ceiling light; extractor fan and opaque window.

**Bedroom: 9'11" x 9'2"** (3.02m x 2.79m) Ample space for a double bed along with a range of freestanding furniture. Window to the front. Double door wardrobe with hanging rail and shelving. Ceiling light; television point; wood effect flooring.

**Stairs to upper floor:** The carpeted stairwell leads to the upper landing giving access to 3 bedrooms and the family bathroom. Velux overhead provides natural light. Double door cupboard houses the hot water tank and fitted with shelving. Access hatch into loft space. Ceiling light and smoke alarm.

**Bedroom: 19'9" at widest x 12'** (6.01m x 3.68m) A good size with ample space for a double bed along with a range of freestanding furniture. Built in wardrobe with hanging rail and shelf. Window to the front with roman blinds. Ceiling light and carpet.

**Bedroom/Office: 9'6" x 8'5"** (2.89m x 2.56m) An ideal room for a home office/study if desired. Window to the side of the property with roller blind. Ceiling light and carpet.

**Bathroom:** The family bathroom is fitted with a 3 piece suite comprising of toilet, wall mounted wash hand basin and a bath both with splashback tiling. Fitted mirror and shaver point. Opaque window with roller blind. Downlight; extractor; heated towel rail and wood effect flooring.

**Master bedroom: 13'9" x 13'1"** (4.19m x 3.98m) A generous master bedroom benefitting from built in wardrobes and an ensuite shower room. Ample space for a king or queen sized bed along with a range of freestanding furniture. Window to the front with roman blind. Ceiling light; television point and carpet.

**Ensuite:** Shower room comprises of a toilet, wall mounted wash hand basin with splashback tiling and fitted mirror above and with a separate aqua panelled shower enclosure with mains shower head. Opaque window with roller blind and heated towel rail. Downlights; extractor; shaver point and wood effect flooring.











**Outside:** The tarred driveway provides off street parking along the side of the property and leads to the detached SINGLE garage. The garage benefits from an up and over door, power and light. There is a window and a door at the side providing access from the garden. The front garden is mostly laid to lawn with borders of stone chips.

A metal gate at the side opens into the rear garden which is fully enclosed making it ideal for a family with children and/or pets. It is mostly laid with stone chips while benefitting from a good sized patio making a great spot of outdoor dining and entertaining. Ramp with handrails leads to the back door. Outdoor security lighting and tap. Rotary clothes dryer.



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](mailto: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.