



4 HAYS HOUSE, BEVERLEY ROAD,
INVERURIE, AB51 3PZ

OFFERS OVER £130,000

peterkins



4 Hays House,
Beverley Road,
Inverurie,
AB51 3PZ

Offers Over £130,000

- 2 bedroomed first floor flat
- Quiet residential street
- Good sized accommodation throughout
- Open views to the rear
- Exclusive parking space
- Good storage throughout
- Within easy walking distance of the Town centre
- Gas central heating and full double glazing
- Ideal for a first time buyer or someone looking for a buy to let
- Good commuter base

Viewing by appointment only
telephone 07535 493451 or
Peterkins Solicitors on
(01467) 672800

Council Tax Band: C
EPC: B

Description: We are delighted to offer for sale this spacious two bedroomed first floor flat which is located within easy walking distance from Inverurie Town Centre. The accommodation comprises of entrance stairwell and hallway, lounge, kitchen, shower room and 2 double bedrooms. The property is served by gas central heating with a new boiler installed in 2021, full double glazing and benefits from exclusive parking space, great storage and pleasant open views to the rear. The property would make an ideal home for a first time buyer or someone looking for a buy to let investment and early viewing is highly recommended to see all this property has to offer.

Location: The property enjoys a convenient location within a short distance of the thriving town centre. Inverurie offers a good range of amenities including sports centre, golf course, various sports clubs, a swimming pool and community centre. There is also a health centre, public library, three primary schools and secondary school. It is within good commuting distance of Dyce and Aberdeen and is approximately a twenty-minute drive from Aberdeen Airport.

Directions: From Inverurie town centre proceed along the High Street towards Aberdeen, taking the fifth road on the left into Beverley Road. Continue to the bottom of the road and turn left. The property is located directly in front of you within the first block.

Entrance Hallway: A part opaque glazed door at the front of the building opens into the stairwell which leads up to the flat.

Hallway: Entered through a solid wooden door, the hallway gives access to the lounge, bathroom and 2 bedrooms. Benefitting from a large built in cupboard with sliding doors, shelves and hanging rail providing great additional storage. Ceiling light fitment, smoke alarm and carpet.

Lounge: 14'7" x 12'11" (4.44m x 3.93m) A bright and spacious room that benefits from a lovely open view to the rear. Ample space for a range of furniture along with a dining table and chairs if desired. Window with curtains. Ceiling light fitment, smoke alarm, television point and telephone point along with fibre connection, wooden door to kitchen and completed with carpet.

Kitchen: 9'5" x 8'5" (2.87m x 2.56m) The kitchen is fitted with a range of base, wall and drawer units with coordinating worktop and tiled splashback. Built in oven, gas hobs and built in extractor hood above, space for standalone fridge freezer, integrated washing machine and stainless steel sink with drainer and mixer tap. Ceiling light fitment, heat detector, window to rear with roller blind, wall hung central heating boiler and tile effect vinyl flooring.



Bathroom: Fitted with a white 3 piece suite comprising wash hand basin, W.C and bath with mains fed shower above. Tiled to full height behind bath and wash hand basin. Ceiling light fitment, opaque glazed window to side, wall hung mirrored cabinet, shaver point and vinyl flooring.

Bedroom: 11'8" x 9'8" (3.55m x 2.94m) A good sized double bedroom located to the front of the property with blinds and curtains. Ample space for a double bed, along with a range of free standing furniture and benefitting from a built in wardrobe with sliding mirrored doors, shelf and hanging rail providing great additional storage. Ceiling light fitment, television and telephone points and carpet.

Bedroom: 11'5" x 8'5" (3.47m x 2.56m) Completing the bedroom accommodation is another good sized double room located to the front of the property with curtains. Ample space for a double bed, along with a range of free standing furniture. Built in wardrobes with sliding doors, shelf and hanging rail provides great additional storage. Carpet.

Outside: There is ample parking provided in the communal car park. The shared gardens which surround the property are well maintained with areas of lawn and a bin store.

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.