



22 CASTLEVIEW COURT,
KINTORE, AB51 0SF

OFFERS OVER £250,000

peterkins



22 Castlevue Court,
Kintore,
AB51 0SF

Offers Over £250,000

- 3 Bedroomed detached dwellinghouse
- Set in a quiet residential cul-de-sac
- Good sized accommodation throughout
- Well presented
- Recently installed bathroom and en-suite
- Gas central heating and full double glazing
- Driveway providing ample parking
- Single garage
- Fully enclosed rear garden
- Within walking distance of the local shops and amenities
- Good commuter base

Viewing by appointment only
telephone Peterkins Solicitors on
(01467) 672800
Council Tax Band: E
EPC: C

Description: We are delighted to offer for sale this spacious 3 bedroomed detached dwelling house located in a quiet residential cul-de-sac in the popular village of Kintore, which is within easy walking distance of the local shops and amenities. With generous sized living and bedroom accommodation throughout, the ground floor comprises of hallway, dining room, lounge, conservatory, dining kitchen and W.C.. The upper floor comprises of 2 double bedrooms, family bathroom and master bedroom with en-suite. The property has gas central heating with HIVE app control and recently installed, fully serviced boiler, full double glazing and a large driveway providing ample off street parking in front of the single garage. The rear garden is fully enclosed making the property 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: Travelling from Inverurie on the A96 towards Aberdeen, take the second slip road into Kintore signposted for Gauchhill. Turn left towards Kintore. Take the first exit at the roundabout into Hallforest Avenue continue down the hill to the small roundabout. Continue straight on and take the third road on the left hand side into Castlevue Way, travel along here and turn left into Castlevue Court. Follow the road round and number 22 is situated in front of you and is clearly identified by a Peterkins For Sale Sign.

Entrance Hallway: Entered via a part opaque glazed UPVC front door the hallway gives access to the dining room, lounge, dining kitchen, W.C and stairs to the upper floor. Ceiling light fittings, Hive central heating control, smoke alarm, coat hooks and laminate wooden flooring.

Dining Room: 9'11" x 8'3" (3.02m x 2.51m) Located to the front of the property is the good sized dining room with window, blinds and curtains. Ample space for a dining table and chairs, along with a range of free standing furniture. Built in cupboard which houses the fuse box and electric meters and provides great additional storage. Ceiling light fitting, telephone point and laminate flooring.

Lounge: 12'4" x 12' (3.75m x 3.65m) The spacious lounge is located to the rear of the property. A lovely feature to the room is the wall hung electric fire. Sliding patio doors gives access to the conservatory and fills the room with natural light. Ceiling light fitting, television point and telephone point and laminate wooden flooring.

Conservatory: 10'9" x 10'3" (3.27m x 3.12m) The bright and airy conservatory benefits from windows on all sides with blinds that floods the room with natural light. Part glazed UPVC doors with blinds gives access to the rear garden. Downlighters, telephone point and laminate wooden flooring.

Kitchen: 11'6" x 8'5" (3.50m x 2.56m) 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. Integrated fridge freezer, washing machine and dishwasher. Stainless steel sink with drainer and mixer tap. Ceiling light fitting, window overlooking the rear garden, breakfast bar seating, part opaque glazed UPVC door leads to the rear garden and tile effect vinyl flooring.

W.C.: Fitted with a white 2 piece suite comprising W.C. and wall hung wash hand basin. Tiled splashback behind wash hand basin. Ceiling light fitting, opaque glazed window to side with roller blind and laminate wooden flooring.



Stairs to Upper Floor: Carpeted staircase with wooden handrail leads to the upper floor. Window to side with blind. The upper hallway gives access to 3 double bedrooms and family bathroom. Ceiling light fittings, smoke alarm, access hatch to loft which is floored with ramsay ladder and eave shelving, built in cupboard which houses the hot water tank and benefits from shelving and completed with laminate wooden flooring.

Master Bedroom: 13'8" x 9' (4.16m x 2.74m) The master bedroom is located to the front of the property with large window with blinds and curtains which floods the room with natural light. Fitted wardrobes with shelves and hanging rail provides great additional storage. Ceiling light fitting, ample space for a double bed, along with a range of free standing furniture, wooden door leads to en-suite and completed with carpet.

En-Suite: The recently installed en-suite is fitted with a white 2 piece suite comprising of W.C. with concealed cistern and wash hand basin set within vanity unit with storage below. Walk in shower with mains fed shower. Aqua paneled to full height around entire room. Downlighters, extractor fan, opaque glazed window to front, ladder effect heated towel rail and tile effect laminate flooring.

Bedroom: 9'8" x 9'4" (2.94m x 2.84m) A good sized double bedroom located to the rear of the property with window, blinds and curtains. Built in wardrobe with shelves and hanging rail provides great additional storage space. Ample space for a double bed, along with a range of free standing furniture. Ceiling light fitting and carpet.

Bedroom: 11'1" x 8'8" (3.37m x 2.64m) Completing the bedroom accommodation is another good sized double bedroom also located to the rear of the property with window and curtains. Ample space for a double bed along with a range of free standing furniture. Ceiling light fitting and carpet.

Bathroom: Recently installed bathroom is fitted with a white 3 piece suite comprising W.C. with concealed cistern and wash hand basin set within vanity unit with storage below and bath with mains fed shower above. Aqua paneled to full height around entire room. Downlighters, opaque glazed window to side with blind, ladder effect heated towel rail and laminate wooden flooring.

Outside: To the front there is a large driveway providing ample off street parking for several cars in front of the SINGLE GARAGE. The single garage is accessed via an up and over door and benefits from power and light. Area of lawn to the side of driveway. The fully enclosed rear garden is mainly laid to lawn making the property ideal for children and/or pets. Rotary clothes dryer, wooden shed, outside tap and outside lighting.

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.