



5 HALLFOREST DRIVE,  
KINTORE, AB51 0SP

OFFERS OVER £300,000

peterkins



5 Hallforest Drive  
Kintore  
Inverurie  
AB51 0SP

Offers Over £300,000

- 4/5 bedroomed detached family home
- Quiet residential street
- Located in the popular Village of Kintore close to local school and amenities
- Spacious living and bedroom accommodation
- Gas central heating and full double glazing
- Well maintained gardens to front and rear
- Large driveway leading to the integral double garage
- Good commuter base for Inverurie, Dyce, Bridge of Don, Westhill and Aberdeen

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

EPC: C

Council Tax Band: F

**Description:** Located within a well-established residential area of the thriving village of Kintore and within easy walking distance of the School, we offer for sale this detached 4/5 bedroomed detached family home with double garage. The property offers spacious accommodation set over two floors, comprising of a generous lounge, dining kitchen, utility room and home playroom/bedroom5 all located on the ground floor. There are 4 double bedrooms one with an en-suite shower room and a family bathroom on the upper floor. The property benefits from an integral double garage and lock block driveway providing parking for several cars. The property has gas central heating and is fully double glazed. The generous rear garden is 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:** The village of Kintore is located to the north of the city and is particularly popular with families. There is a wide range of local amenities including shops, bank, post office, library and hotel. The village also enjoys an 18-hole golf course with clubhouse. The property lies within the catchment area of Kintore Primary School whilst Secondary Education is catered for at nearby Kemnay Academy. Kintore is within a short commuting distance to Inverurie, Dyce, Aberdeen and the Prime Four development site at Kingswells. Kintore also benefits from a new railway station and good bus service.

**Directions:** From Inverurie travelling on the A96 towards Aberdeen, take the second slip road into Kintore signposted for Gauchhill. Turn left towards Kintore, and then turn left again at the small roundabout. Continue straight on until reaching the next roundabout, take the third exit into Hallforest Drive and No. 5 is on the left-hand side and clearly identified by a Peterkins For Sale Sign.

**Entrance hallway:** Entered at the front of the property through a wood effect part glazed door with side panel into the welcoming hallway which gives access to the playroom/bedroom 5, lounge, W.C, dining kitchen and the stairwell to the upper floor. Ceiling light; smoke alarm; heating control dial and wood effect flooring.

**Bedroom 5/Playroom: 12'7" x 9'11"** (3.83m x 3.02m) A good sized versatile room that can accommodate a double bed along with a range of freestanding furniture. Window with roller blind to the front. Ceiling light; telephone point and carpet.

**Lounge: 15'9" x 14'4"** (4.80m x 4.36m) A bright and spacious room located to the rear of the property, a large window with blinds and curtains fills the room with natural light and overlooks the garden. Ceiling light; television point and carpet.





**W.C:** Fitted with a 2 piece suite comprising of a toilet and wash hand basin with tiled splashback and fitted mirror above. Ceiling light; extractor fan and wood effect flooring.

**Kitchen Diner: 16'2" x 10'9"** (4.92m x 3.27m) Set along the rear of the property and benefitting from French doors that open to the rear garden. The kitchen consists of a range of base and wall units with coordinating worktops, glass display shelving and splashback tiling. Two circular sinks with a window above that overlooks the rear garden. Single oven and gas hob with chimney style extractor hood above. Slot in dishwasher to remain with another space for an appliance. The room provides ample space for a dining table and chairs. Downlights; ceiling light; television and telephone points and tiled flooring.

**Utility room: 7'8" x 6'11"** (2.31m x 2.10m) Fitted with base units, coordinating worktop, splash back tiling and fitted shelving. Stainless steel single bowl sink with drainer and mixer tap. The central heating boiler is located on the wall. Ceiling light; extractor fan; carbon monoxide alarm and tile floor continues. A deep storage cupboard has coat hooks, light and houses the consumer unit and electric meter. Part glazed door open to outside. Fire door opens into the integral garage.

**Staircase to upper floor:** The carpeted staircase leads to the upper floor landing giving access to 4 bedrooms and the family bathroom. Double door storage cupboard with hanging rail and shelving. Cupboard housing the hot water tank. Access hatch to the floor loft space. Windows with roller blinds; ceiling light fittings; telephone point and smoke alarm.

**Bedroom: 10' x 8'8"** (3.04m x 2.64m) A good sized bedroom with built in double door wardrobe with hanging rail and shelving. Window to the rear with roller blind. Ceiling light and carpet.

**Bedroom: 10' x 9'** (3.04m x 2.74m) Another double bedroom again with a built in double door wardrobe with hanging rail and shelving. Window with roller blind; ceiling light and carpet.

**Master Bedroom: 12' x 10'3"** (3.65m x 3.12m) Generous master bedroom with great storage and an ensuite shower room. Ample space for a king or queen bed along with a range of freestanding furniture. Two built in double door wardrobes with hanging rails and shelving. Window overlooking the rear with roller blind. Ceiling light; telephone and television points; carpet.

**Ensuite:** Fitted with a 3 piece suite comprising of a concealed cistern toilet and a wash hand basin set in a vanity unit, and a separate shower enclosure with a mains fed shower head. Splashback tiling; fitted mirror and shaver points. Downlights and vinyl flooring.

**Bedroom: 7'7" x 7'6"** (2.31m x 2.28m) Completing the bedroom accommodation, another good sized bedroom again with space for a double bed along with a range of freestanding furniture. Window to the front with roller blind. Ceiling light and carpet.

**Bathroom:** A 4 piece suite comprising of a concealed cistern toilet, wash hand basin set in vanity unit and a bath. Splashback tiling, mirror and shaver points. Shelved storage cupboard. Opaque window; ceiling light; extractor fan and vinyl flooring.









**Outside:** Off street parking is provided for 2 cars on the lock block driveway at the front of the property and leads to the garage. The integral double garage can be accessed from the utility room and benefits from 2 up and over doors, power and light.

The remaining garden to the front is mostly laid to lawn with a path leading to the front door.

The rear garden is fully enclosed making it ideal for a family with children and/or pets, it is mostly laid to lawn with several established trees and bushes.

Wooden shed. Outdoor tap and lighting.



Do you want the best mortgage for you?

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