



11 MEADOWBANK,  
OLDMELDRUM AB51 0BF

OFFERS AROUND £134,000

peterkins



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Oldmeldrum  
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- 3 Bedroomed terraced dwellinghouse
- Quiet residential area
- Easy walking distance of local school and amenities
- Spacious living and bedroom accommodation throughout
- Well presented
- Lounge
- Dining Kitchen
- 3 double bedrooms
- Shower room
- Great storage throughout
- Enclosed garden
- Private car park and on street parking

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

EPC: C

Council Tax Band: B

**Description:** We are pleased to offer for sale this 3 bedroomed terraced dwellinghouse within easy walking distance of the local schools, doctors surgery and Village centre with all the shops and amenities Oldmeldrum has to offer. The accommodation is set over 2 floors and comprises of an entrance vestibule and welcoming hallway, Lounge, Dining Kitchen benefitting from both a utility cupboard and a walk-in pantry style cupboard, Shower room and 3 double bedrooms, 2 of which benefit from ample storage. Externally, the front has an open outlook with views towards Bennachie and the rear garden is fully enclosed with an Outhouse. Early viewing is recommended to appreciate all this property has to offer.

**Location:** Oldmeldrum boasts a variety of local shops and amenities all of which are within walking distance of the property. The village has a nursery, primary school and secondary education is provided at Meldrum Academy all within the village. There is a local church and active community, with a good mix of young, old and families. In addition to this Oldmeldrum is only a short drive away from Inverurie, Dyce, Bridge of Don and Aberdeen making it an ideal location for commuting with public transport also available from the Village. There are also two golf courses and driving range facilities, bowling club, pleasure park and a plentiful range of activities for children of all ages. The Redgarth Hotel and Restaurant is also only a five-minute walk away.

**Directions:** From the centre of Oldmeldrum continue down the left hand side of the Town Hall past the hotel and left into Rosebank. Follow the street down and take a right onto Meadowbank, continue round where number 11 is located on the right hand side clearly identified by our For Sale sign.

**Entrance:** Entered at the front of the property through a upvc door into the vestibule which has a ceiling light fitment; telephone point and carpet with mat well. Glazed door opens into the hallway.

**Hall:** This hallway gives access to the lounge, dining kitchen and the stairwell to the upper floor. Understairs cupboard housing the hot water tank and with storage space. Ceiling light fitments and carpet.

**Lounge:** 18'6" x 12'2" (5.63m x 3.70m) A bright and spacious room located to the front of the property with a large window filling the room with natural light. Ample space for a range of furniture and a fitted centered electric fireplace with chunky wooden surround. Window with blinds; ceiling light and carpet. Television and telephone points.

**Kitchen:** 15'3" x 8' (4.64m x 2.43m) Fitted with a range of base, wall and display units, coordinating worktops and splashback tiling. Integrated appliances include an eye level oven, microwave, dishwasher and electric hob with chimney style extractor hood above. Stainless steel one and half bowl sink with drainer and mixer tap. Window overlooks the rear with blind and pelmet. Space for dining table and chairs. Benefitting from a panty style cupboard with fitted shelving and coat hooks along with a separate utility cupboard which is plumbed for a washing machine and has further space for a tumble dryer and standalone fridge freezer. Opaque glazed door opens to the rear garden. Ceiling lights and vinyl flooring with mat well.



**Stairwell to upper floor:** Carpeted stairwell leads to the upper floor landing giving access to the bedrooms and shower room. Built in shelved storage cupboard. Ceiling light and smoke alarm. Access hatch into loft space which houses the battery storage for the solar panels.

**Shower room:** Comprising of a toilet, wash hand basin and a walk-in aqua paneled shower enclosure with an electric shower head. Opaque window with roller blind. Spot lights; tiled flooring; chrome fittings and heated towel rail.

**Bedroom: 11'2" x 9'8" (3.40m x 2.94m)** A generous sized bedroom with ample space for a double bed with surrounding fitted wardrobes, overhead cupboards and a dressing table. Another built in wardrobe with sliding doors, hanging rails and shelving. Window to the rear with roller blind. Ceiling light and carpet.

**Bedroom: 14'7" x 8'11" (4.44m x 2.71m)** Another spacious double bedroom located to the front of the property, ample space for a range of freestanding furniture. Window to the front with a view towards Bennachie. Ceiling light and carpet.

**Bedroom: 9'5" x 8' (2.87m x 2.43m)** Final bedroom is also a great size with space for a double bed and benefits from a wall of built in wardrobes with sliding doors, hanging rails, shelving, drawers and a fitted mirror. Window to the front, ceiling light and carpet.

**Outside:** The rear garden is fully enclosed making it ideal for a family with children and/or pets. Area of lawn along with patio areas ideal for outdoor furniture. Outhouse benefits from power and light. Rotary clothes dryer. Outdoor lighting.

There is ample parking provided in the car park and on the street to the front.



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.