



DUNNOTTAR, MORTIMERS  
LANE, INVERURIE, AB51 4SN

OFFERS OVER £235,000

peterkins





Dunnottar,  
Mortimers Lane,  
Inverurie,  
AB51 4SN

Offers Over £235,000

- 4 bedroomed detached dwellinghouse
- Spacious accommodation
- Well presented throughout
- Quiet residential area
- Gas central heating and full double glazing
- Good amount of built in storage
- Large fully enclosed garden grounds
- Generous sized workshop
- Single garage
- Good commuter base for Aberdeen, Dyce, Westhill and Bridge of Don

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

Council Tax Band: E  
EPC: D

**Description:** We are delighted to offer for sale this spacious, well-presented 4 bedroomed detached family home located in a quiet residential area in the popular town of Inverurie, which is within easy walking distance of the local shops and amenities. With spacious living and bedroom accommodation throughout, the ground floor comprises of an entrance vestibule and hallway, sitting room, lounge, dining kitchen, sun-room, bedroom/study, wet room, bedroom and family bathroom. Upstairs there are 2 good sized double bedrooms with ample eaves storage. The property benefits from gas central heating, full double glazing, single garage, summer house and a generous sized workshop. The well-maintained garden grounds are 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. All floor coverings and blinds/curtains are included in the sale.

**Location:** Inverurie is an expanding, prosperous town located only 15 miles from Aberdeen city centre. There is an excellent range of retail outlets and local shops, a health centre, several large supermarkets, new swimming pool and community campus located in the secondary school, sports centre and golf, tennis, bowling, fishing and hillwalking are all available nearby. Inverurie offers excellent road and rail links both north and south including Aberdeen, Dyce, Huntly and Elgin and is within easy commuting distance of Westhill, Dyce and Aberdeen city centre.

**Directions:** From the centre of Inverurie continue up West High Street, at the roundabout take the third exit and continue up North Street. Continue along this road, turning right onto Mortimers Lane. Travel along here and the access gate to Dunnottar is situated on the right hand side identified by the house name on the wall.  
what3words – shadow.prospered.tulip

**Entrance Vestibule:** Entered through a part opaque glazed wooden front door, the vestibule has ceiling light fitment, smoke alarm, fuse box and electric meters housed within cupboard, part opaque glazed wooden door to hallway and complete with vinyl flooring.

**Hallway:** The hallway gives access to the lounge, sitting room, bedroom, bathroom and stairs to upper floor. Ceiling light fitment, smoke alarm, telephone point, electric sockets and carpet.

**Sitting Room:** 13'3" x 12'9" (4.03m x 3.88m) The bright and airy sitting room is situated to the front of the property with bay window and curtains, overlooking the garden. Gas fire set on marble hearth with brick surround. Ceiling light fitment, smoke alarm, television point, electric sockets and carpet.





**Bedroom:** 11'4" x 10'3" (3.45m x 3.12m) A good sized double bedroom located to the rear of the property with window and curtains. Built in storage furniture comprising of drawers and wardrobes with shelves and hanging rail providing great additional storage. Ample space for double bed, along with a range of free standing furniture. Ceiling light fitment, electric sockets, telephone point and carpet.

**Bathroom:** Fitted with a cream 3-piece suite comprising W.C with concealed cistern, wash hand basin set within vanity unit with storage below and bath with mains fed shower above. fitted storage cupboards. Tiled to full height around bath and tiled to dado height around the rest of the room. Ceiling light fitment, opaque glazed window to rear with curtains, wall hung mirrored cabinet and carpet.

**Lounge:** 13'3" x 12'6" (4.03m x 3.81m) The spacious lounge is located to the front of the property with bay window which floods the room with natural light. A nice feature to the room is the gas fire set on marble hearth with matching surround. Two built in alcoves with display shelving and storage cupboards below, one with TV aerial socket. Ceiling light fitment, smoke alarm, electric sockets, telephone point, part opaque glazed wooden door giving access to the dining kitchen, coving and complete with carpet.

**Dining Kitchen:** 11' x 10'11" (3.35m x 3.32m) The dining kitchen is fitted with base, wall and drawer units with coordinating worktop and matching splashback. Built in eye level double oven, gas hobs with stainless steel splashback and extractor hood above, 1 ½ bowl stainless steel sink with drainer and mixer tap. Integrated under-counter fridge. Built in cupboard with shelves which provides great additional storage and it also houses the hot water tank and central heating boiler. Space for dining table and chairs. Small under-stair cupboard. Downlighters, heat detector, window to rear with blinds, under stair cupboard, telephone point, electric sockets, opaque glazed door leads to the sun-room and completed with carpet.

**Sun-Room:** 12'4" x 7'6" (3.75m x 2.28m) Located off the dining kitchen is the large sun-room which benefits from UPVC sliding patio doors that leads out to the rear garden and floors the room with natural light. A further wooden door with opaque glazed side lights leads out to the front of the property. The sun-room also gives access to bedroom/study, wet room and integral door to workshop. Fitted cupboard, ceiling light fitment, smoke alarm, electric sockets, coat hooks and carpet.

**Bedroom/Study:** 10' x 8' (3.25m x 2.43m) A good sized versatile room which is currently used as a home office making the property ideal for someone who may be looking to work from home. Ceiling light fitment, window to rear with venetian blinds, curtains, telephone point, electric sockets and carpet.

**Wet Room:** Fitted with a 2-piece suite comprising wall hung wash hand basin, W.C. and mains fed shower. Tiled to full height around room, along with tiled flooring. Ceiling light fitment, extractor fan, wall hung mirrored cabinet and ladder effect heated towel rail.

**Stairs to Upper Floor:** Carpeted staircase with wooden handrail leads to the upper floor. The upper landing gives access to 2 double bedrooms. Ceiling light fitment, "Velux" window, smoke alarm, access hatch to loft, electric socket and carpet. Removeable railing to help access for large/bulky items.

**Bedroom:** 14' x 11' (4.26m x 3.35m) A generous sized double bedroom located to the front of the property with window and curtains and electric sockets. Ceiling light fitment, ample space for a double bed, along with a range of free standing furniture, access to eaves storage which is great additional storage space and completed with carpet.

**Bedroom:** 15'5" x 11'6" (4.69m x 3.50m) Completing the bedroom accommodation is another good-sized double bedroom with "Velux" window providing ample natural light, with fitted blind. Ceiling light fitment, access to eaves storage, built in cupboard with shelves, electric sockets and carpet.











**Outside:** The **rear garden** is low maintenance with patio area being an ideal suntrap and making the property ideal for outdoor entertaining. Patio doors give access to the sun-room. Paved steps leads to a further area which is laid to stonechips with established shrubs and fruit trees. Stonechipped pathway leads along the side of the property and gives access to the front. Outside tap. The **front garden** is accessed via wooden gate, the large well maintained front garden has paved pathway which leads to the property with established plants, shrubs and bushes making the property ideal for the keen gardener. Wooden summer house with power will be included in the sale. A lovely feature to the garden is the circular paving area with raised plant beds. An area laid to stonechips and a further large area laid to lawn. The garden grounds are fully enclosed and secluded. Paved pathway leads along the front of the property giving access to the front door, sun-room and workshop. Outside lighting and tap.

**Workshop:** The generous sized workshop can be accessed from the sun-room or the front garden and benefits from power and light. The workshop has also been plumbed for a washing machine and dish washer. Large window overlooking the front garden. The workshop might be suitable for conversion to further accommodation/work space subject to obtaining the relevant consents. This space is ideal for someone who may be looking to work from home and provides great additional storage. The washing machine, dishwasher and small freezer are included in the sale, as are the shelving racks and benches.

**Single Garage:** The single garage is accessed via an up and over door and provides great additional storage.

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.