



44 CASTLEVIEW AVENUE,
KINTORE, AB51 0SA

OFFERS OVER £290,000

peterkins



44 Castlevue Avenue
Kintore
AB51 0SA

Offers Over £290,000

- 4/5 bed roomed detached dwellinghouse
- Set in a quiet residential cul-de-sac
- Spacious accommodation throughout
- Well presented
- Gas central heating and full double glazing
- Driveway
- Detached Single garage
- Fully enclosed rear garden
- Within walking distance of the local shops and amenities

Viewing by appointment only
please contact
07710 904 367 or
Peterkins on (01467) 672800

EPC: C
Council Tax Band: E

Description: Pleased to offer for sale this 4/5 bed roomed detached family home set in a quiet residential cul-de-sac within the popular Village of Kintore. The well-presented spacious accommodation comprises of Entrance hallway, Office/Bedroom 5, Lounge and Dining room on open plan, Kitchen, Utility room and W.C. The upper floor consists of 3 Bedrooms, Family bathroom and a Master bedroom with ensuite shower room. Benefitting from gas central heating and full double glazing throughout. Outside, there is a driveway providing off street parking in front of the detached Single garage and Electric Vehicle Charger. The rear garden is well maintained and fully enclosed making it ideal for a family with children and/or pets. Early viewing is recommended to fully appreciate this family home.

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 turning on the left into Castlevue Way. Continue along turning right into Castlevue Avenue and number 44 is located at the end of the cul-de-sac on the right-hand side and is clearly identified by a Peterkins For Sale sign.

Entrance: Entered at the front of the property through a part opaque glazed door into the welcoming hallway giving access to the Lounge, Office/Bedroom and the stairwell to the upper floor. Cloak cupboard with fitted shelving. Ceiling light; interlinked smoke alarm; telephone point and wood effect flooring.

Office/Playroom/Bedroom 5: 9'2" x 8'7" (2.79m x 2.61m) Versatile room suitable as a home office or play room and could also accommodate a bed with a range of freestanding furniture. Window to the front with venetian blind. Ceiling light and wood effect flooring.

Lounge: 14'8" x 11'9" (4.47m x 3.58m) The lounge is bright and spacious on open plan with the dining room, a large window overlooking the front fills the room with natural light. Ceiling light and wood effect flooring.

Dining room: 9'6" x 8'3" (2.89m x 2.51m) Benefitting from French doors that open to the rear garden and with ample space for a large dining table and chairs. Ceiling light and wood effect flooring continues. Door to the kitchen.

Kitchen: 14'9" x 8'2" (4.49m x 2.48m) Fitted with a range of base and wall units, coordinating worktops and tiled splashbacks. One and a half bowl stainless steel sink with drainer and mixer tap. Integrated dishwasher and single oven with gas hobs and chimney style extractor hood above. Two windows with roller blinds overlook the rear garden and fill the room with natural light. Ceiling lights and wood effect flooring. Door into utility room.

Utility room: 9'1" x 5'9" (2.76m x 1.75m) One side is fitted with base and wall units, coordinating worktops and splashback tiling. Wall unit houses the central heating boiler. Ceiling light; extractor fan. Built in shelved cupboard.

W.C: Comprising of a toilet and wall mounted wash hand basin with glass shelf and mirror above. Ceiling light; extractor fan; chrome fittings and tile effect flooring.



Stairs to upper floor: The carpeted staircase leads to the upper floor landing giving access to the bedrooms and the family bathroom. Access hatch to loft space. Two shelved cupboards providing great storage. Ceiling light and interlinked smoke alarm.

Master Bedroom: 11'10" x 11'8" (3.60m x 3.55m) A generous sized bedroom providing ample space for a king or queen sized bed along with a range of freestanding furniture. Window to the front; ceiling light; television and telephone point and carpet. Door to ensuite.

Ensuite: Comprising of toilet, wash hand basin and a separate shower enclosure. Splashback tiling with fitted mirror, shaver points and a heated towel rail. Downlights and ceiling light; opaque window with roller blind and tile effect flooring.

Bedroom: 11'2" x 8'10" (3.40m x 2.69m) A good sized double bedroom located to the rear of the property. Window, ceiling light and carpet.

Family Bathroom: Comprising of a concealed cistern toilet, wash hand basin set in a vanity with fitted wall units and mirror above, and a bath with glass screen and shower head above. Splashback tiling throughout with tile effect flooring. Ceiling light; extractor fan; opaque window and shaver points. Opaque window with roller blind.

Bedroom: 8'9" x 8'4" (2.66m x 2.54m) A good sized room that would suit a nursery or single bed. Window overlooks the rear. Ceiling light; telephone point and wood effect flooring.

Bedroom: 11'4" x 9'2" (3.45m x 2.79m) This bedroom has ample space for a double bed along with a range of freestanding furniture. Window to the front with ceiling light and carpet.

Outside: A lock block drive provides off street parking at the side and leads to the detached SINGLE garage. The garage benefits from an up and over door, power and light. There is a door at the rear for access from the garden and an electric car charger. The front garden is laid to lawn with borders of stone chips.

A wooden gate gives access at the side into the rear garden, it is fully enclosed making it ideal for a family with children and/or pets. Mostly laid to lawn with several established trees and bushes and with an area of patio in the corner providing an ideal spot for outdoor entertaining.

Outdoor lighting and tap.

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