



18 ST ANDREWS GARDENS,  
INVERURIE, AB51 3XT

OFFERS OVER £145,000

peterkins





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Inverurie  
AB51 3XT

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- 1 bedroomed semi-detached bungalow
- Close to Inverurie town centre within walking distance of the local amenities
- Well-proportioned accommodation throughout
- Lounge
- Double bedroom
- Kitchen
- Shower room
- Sun room
- Driveway
- Garden
- Gas central heating and double glazing

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

EPC: E

Council Tax Band: A

**Description:** We are pleased to offer for sale this 1 bedroomed semi-detached bungalow set on a quiet residential street within easy walking distance of Inverurie Town centre with local shops and amenities on offer. The accommodation comprises of a Entrance Vestibule, Lounge, Double Bedroom, Dining Kitchen, Shower room and a Sun Room. Externally, there is a driveway and well maintained garden grounds. The property is served by gas central heating and is fully double glazed. Early viewing is highly recommended to see all this property has to offer.

**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, 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 Inverurie Town Centre proceed along High Street taking the first road on the right onto George Square. Take the first road on the left and then a second left again, continue along where the property is located on the right hand side as identified by our For Sale Sign.

**Entrance vestibule: 11'2" x 4'11"** (3.40m x 1.49m) Entered at the front of the property through a part glazed door with windows to the side, the vestibule is a good size with ceiling light fitment; smoke alarm and carpet. Window looks into the bedroom and door opens into the lounge.

**Lounge: 14'8" x 11'2"** (4.47m x 3.40m) The lounge provides ample space for a range of freestanding furniture and benefits from a feature central gas fireplace set on a tiled hearth. Large window to the front and another to the side fill the room with natural light. Alcove space with fitted shelving and storage cupboards. Ceiling light; smoke alarm; television point and carpet. Doors into both the bedroom and the kitchen.

**Bedroom: 11'1" x 9'2"** (3.37m x 2.79m) A good sized bedroom with space for a double bed along with a range of freestanding furniture. Built in double door wardrobe with hanging rails and shelving along with a separate shelved cupboard. Window with blinds to the front looking into the vestibule. Ceiling light and carpet.

**Kitchen: 11'9" x 7'8"** (3.58m x 2.33m) Fitted with a range of base and wall units, coordinating worktops and splashback tiling. Stainless steel sink with drainer, mixer tap and a window above that overlooks the rear garden. Space for slot in cooker with extractor hood above and an undercounter space for another appliance. Ceiling light fitments; smoke alarm and tile effect flooring. Door into the rear hallway.





**Rear hallway:** This hallway gives access to the shower room, sun room and a large walk in cloak cupboard. Ceiling light; smoke alarm; tile effect flooring. Access hatch into partially floored loft space. Electric meter and consumer unit located overhead.

**Shower room:** Fitted with a 3 piece suite comprising of a concealed cistern toilet, wash hand basin set in vanity storage unit and a separate shower enclosure with electric shower head above. Splashback tiling around the room to dado height and full height around the shower area. Wall mounted unit and heated towel rail. Ceiling light; extractor fan; opaque window and tile effect flooring.

**Sun room:** 8'8" x 7'7" (2.64m x 2.31m) A great addition to the property providing a lovely bright living space, of good size with space for a range of furniture. Windows and glazed doors are fitted with blinds and overlook the rear garden. Downlights; television point and tile effect flooring.

**Outside:** Off street parking is provided on the tarred driveway to the front, a paved path with borders leads to the front door and along the side of the property to the rear garden. The garden has an area laid to lawn with a vegetable garden to the rear. Two wooden sheds provide great storage. The property also benefits from outdoor lighting and an external cold tap.

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.