



12 CAUSEWAYEND PLACE
ABERCHIRDER, AB54 7SL

OFFERS OVER £210,000

peterkins



12 Causewayend Place,
Aberchirder,
AB54 7SL

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- Detached Bungalow
- Modern Kitchen
- Spacious Living Room
- 3 Good-Sized Double Bedrooms 1 with En-Suite
- Bathroom
- Utility Room
- Front and Large Rear Garden with lovely Countryside Views
- Integral Single Garage and Large Driveway
- LPG Gas
- Double Glazing

Viewing contact Peterkins
(01466) 799352

Council Tax Band: D
EPC: D
Freehold

Description: Peterkins are delighted to offer for sale this spacious detached bungalow nestled on a quiet street in a well-established residential area in the charming village of Aberchirder. The spacious accommodation comprises of a bright and airy Living Room, modern Kitchen, 3 good-sized double Bedrooms 1 with En-Suite, family Bathroom and a Utility Room. There is a front and a large rear garden with a greenhouse, garden sheds, vegetable patch and lovely countryside views. There is also an integral single garage and a large driveway to accommodate a couple of vehicles. Early viewing is highly recommended to truly appreciate all that this property has to offer.

Location: Aberchirder referred to locally as Foggie or Foggieloa is situated in North-East Scotland and is well served by roads leading from the Moray Firth coastal route and the surrounding area of Aberdeenshire. The village has retained its original planned straight parallel streets. The village square is claimed to be the squarest in Britain and there are many attractive woodland walks around the village. The village has a health centre, primary school, local shops and bowling green. Secondary education is available at Banff Academy. Aberdeen and the airport is around a one-hour drive providing international and domestic flights. Turriff, Huntly and Banff are around a 15-minute drive and the town of Keith is around a 20-minute drive away.

Entrance: Front door gives access to the vestibule with ceiling light fitment, coving, frosted floor to ceiling window to front, glass door to hallway.

Hallway: Provides access to all accommodation. Vinyl flooring, loft hatch, ceiling light fitments, coving, radiator, large storage cupboard with coat hooks and shelves.

Living room: 17' 7" x 15' 9" (4.79m x 5.36m)

Bright and airy room with bay view window to front providing lots of natural light, TV and telephone point, gas fire with decorative stone surround, wooden mantel piece and marble hearth, vinyl flooring, ceiling and wall light fitments, radiator.

Dining Kitchen: 17' 8" x 10' 3" (5.38m x 3.12m)

White wall and base units with complementary worktops and splash back, sink drainer, space for cooker, extractor fan, integrated fridge, space for dishwasher, window to rear and patio doors to rear garden, ample storage, radiator, ceiling light fitments, coving, TV point, vinyl flooring, radiator.

Utility Room: 10' 11" x 4' 11" (3.37m x 1.50m)

Base units, worktops, tiled splash back, sink drainer, space for washing machine and tumble dryer, gas boiler, coat hooks, ceiling light fitment, back door, vinyl flooring.



Bedroom 1: 12' 11" x 12' 11" (3.93m x 3.93m)

Spacious double Bedroom with windows to front, 2 built in double wardrobes with mirrored sliding doors 1 houses the fuse box and electric meter, TV and telephone point, carpet, ceiling light fitment, radiator, access to En-Suite.

En-Suite: 8' 9" x 3' 11" (2.66m x 1.19m)

3-piece suite comprising built in shower, WC and hand wash basin with vanity unit and light fitment above, extractor fan, frosted window to side, tiled to dado level, ceiling light fitment, vinyl flooring, radiator.

Bedroom 2: 12' 7" x 10' 6" (3.83m x 3.19m)

Good-sized double Bedroom with window to rear overlooking the garden, 2 built in double wardrobes with mirrored sliding doors, ceiling light fitment, carpet, radiator.

Bathroom: 10' 11" x 5' 11" (3.37m x 1.81m)

4-piece suite comprising shower cubical, bath with handheld shower head, WC and hand wash basin with vanity unit and light fitment above, frosted window to rear, tiled to dado level, vinyl flooring, ceiling light fitment, radiator.

Bedroom 3: 13' 11" x 10' 5" (3.93m x 3.17m)

Double Bedroom with window to front, telephone point, built in single wardrobe with shelves, carpet, ceiling light fitment, radiator.

Outside: The property benefits from a good-sized front garden mainly laid to lawn with bushes, shrubs and plants and a slabbed pathway leads to the front door. There is a large rear garden partly laid to lawn with a vegetable patch, greenhouse, garden sheds, rotary dryer, decking area and lovely views over the surrounding countryside. Integral single garage with power and light and a good-sized driveway to accommodate a couple of vehicles.

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 or telephone 01466 799352. 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.

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