



46 Dunnydeer View,
Insch AB52 6HW

OFFERS OVER £190,000

peterkins



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- 2 bedroomed detached bungalow
- Quiet residential cul-de-sac
- Driveway
- Enclosed rear garden
- Well-proportioned living and bedroom accommodation
- Beautifully presented throughout
- Oil Central heating
- Full double glazing
- Great commuter base with excellent road and rail links to both the north and south

Viewing by appointment only
please contact 07850 966 539 or
Peterkins on (01467) 672800

EPC: C
Council Tax Band: C

Description: We are delighted to offer for sale this well presented 2 bedroomed detached bungalow set in a quiet residential area which is within walking distance of the local shops and amenities. The accommodation comprises of a lounge, dining kitchen, 2 double bedrooms and shower room. Outside, is a tarred driveway providing off street parking for several cars, an area of garden to the front and a generous sized, fully enclosed rear garden with a spacious patio providing the ideal spot for outdoor entertaining. Benefitting from oil central heating, full double glazing and great storage space throughout. 46 Dunnydeer View would make an ideal home for a couple downsizing, first time buyers or a small family. Early viewing is highly recommended to see all this property has to offer.

Location: Insch is an increasingly popular village with a railway station and is situated close to the A96 which both provide excellent commuting to the north and south. There is a primary school in Insch and transport is provided to secondary education at either Inverurie Academy or The Gordon Schools in Huntly. There are many local amenities including a Health Centre, a variety of shops and a Library. In addition, leisure activities include an 18 hole golf course, the Bennachie Leisure Centre and excellent hillwalking on the nearby Bennachie Range.

Directions: Follow the A96 north to the Oyne fork and turn off for Insch, taking the first entrance into the town. Turn left at the Costcutters junction, proceed along taking the right hand road marked Dunnydeer. Continue past Dunnydeer Park and take the second last entrance on the right into Dunnydeer View. The house is on the left hand side as indicated by our For Sale sign.

Entrance Hall: At the side of the property, the entrance door opens into the welcoming hallway that gives access to the lounge, shower room and both bedrooms. Benefitting from two cloak cupboards with hanging rails and shelving, with one housing the fuse box and electric meter. A third cupboard houses the hot water tank. Access hatch up to the loft space. Ceiling light fitments; smoke alarm; heating controls dials and wood effect flooring.

Bedroom/Office: 10'6" x 8'2" (3.20m x 2.48m) Currently used as a home office although could accommodate a double bed along with a range of freestanding furniture. Built in wardrobe with sliding mirrored doors, hanging rail and shelving. Window to the front of the property with venetian blinds. Ceiling light and carpet.

Living room: 16'4" x 11'8" (4.97m x 3.55m) The bright and spacious lounge has a large picture window with blinds that overlooks the front garden and floods the room with natural light. There is ample space for a range of freestanding lounge furniture. Ceiling light fitment, smoke alarm; television and telephone points, wood effect flooring. Door gives access through to the dining kitchen.



Dining Kitchen: 15' x 9'6" (4.57m x 2.89m) Fitted with a modern 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. Integrated appliances include a fridge freezer, single oven and electric hob with extractor hood above. Slot in dishwasher, washing machine and tumble dryer. Space for a dining table and chairs. Part glazed door to the garden. Ceiling light; heat alarm and tile effect flooring.

Shower room: Fitted with a modern suite comprising of a toilet, wash hand basin and a walk in shower enclosure with a pumped mixer shower. The room is tiled to full height with aqua paneling in the shower enclosure and tiled floor with underfloor heating. Opaque window. Heated towel rail. Ceiling light; extractor fan and shaving points.

Bedroom: 10'9" x 9'9" (3.27m x 2.97m) Generous double bedroom located to the rear of the property benefitting from a wall of built in wardrobes with mirrored sliding doors, hanging rails and shelving all providing great storage. Ample space for a double bed along with a range of freestanding furniture. Window with venetian blinds. Ceiling light fitment and carpet.

Outside: The tarred driveway provides off street parking along the side of the property for several cars. An EV charger is located on the external wall alongside the door. The garden grounds to both the front and rear benefit from being laid with artificial grass keeping it low maintenance all year round. The rear garden is fully enclosed making it ideal for young children and/or pets and a large patio area provides a lovely ideal spot for outdoor entertaining. Wooden shed; outdoor security lighting and electric sockets.



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 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.