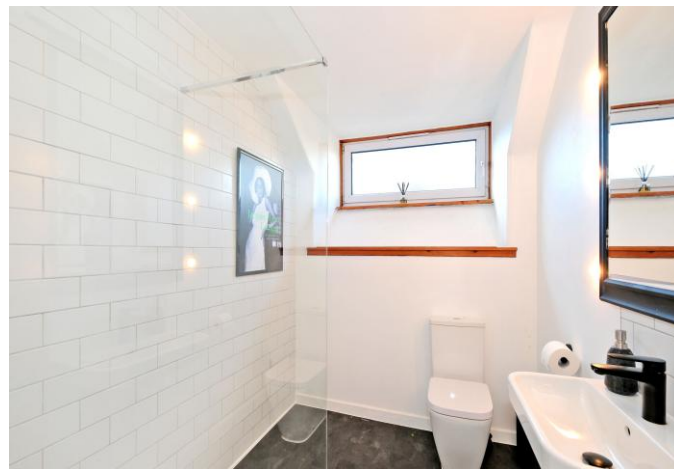




MABELS, GORDON TERRACE,  
INSCH

OFFERS OVER £69,000

peterkins



Mabels  
Gordon Terrace  
Insch  
AB52 6WN

Offers Over £69,000

- 2 bedroomed self-contained upper floor flat
- Spacious living and bedroom accommodation
- Village centre location in walking distance of local shops and amenities
- In need of some renovation and modernizing
- On street parking
- Electric heating
- Double glazing
- Dining Kitchen
- Lounge with fireplace
- 2 double bedrooms
- Modern shower room
- Good commuter base

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

EPC: F  
Council Tax: A

**Description:** We offer for sale this 2 bedroomed self-contained upper floor flat situated in the centre of the popular village of Insch within easy walking distance of local shops and amenities. The accommodation is well proportioned with many great features, comprising of an entrance stairwell, lounge, dining Kitchen, 2 double bedrooms and a modern shower room. An ideal purchase for someone seeking to get onto the property ladder, a project or as a rental property. Viewing is recommended the appreciate the accommodation on offer.

**Location:** A 10-mile drive north of Inverurie, Insch is a quiet market village with excellent rail and road links which make it ideal for commuters. Amenities include a health centre, 18-hole golf course and club, sports/leisure centre, nurseries, primary schools with local school buses provided to both Inverurie and Gordon Schools, Huntly. A range of shops cater for all everyday requirements – supermarket, post office, chemist, bank, hairdresser, cafes, Hotel and restaurant. The train station offers regular trains to Aberdeen and north to Inverness. It is nestled amongst stunning countryside so there are plenty of outdoor pursuits available on your doorstep. The property is in the village and within easy walking distance of the centre.

**Directions:** Travelling north from Inverurie on the A96 travel through Pitcaple and then take the left fork signposted Oyne & Insch (B9002). Continue through Oyne and stay on the B9002 and you will reach the property on the right-hand side.

**Entrance:** At the rear of the building, a UPVC door opens into the carpeted stairwell that leads up to the accommodation. Ceiling light; wall spotlights up the stairs; smoke alarm and a window. Circular window looks into the kitchen.

**Hall:** Glazed double doors open into the hallway that gives access to the 2 bedrooms, shower room and lounge. Ceiling light fitment; fitted shelving and carpet. Access hatch into loft space.

**Lounge:** 14'4" x 12'3" (4.36m x 3.73m) The lounge benefits from a center open fireplace with a tiled inset, surround and hearth. Alcove space with a display cabinet and a low level cupboard. Window overlooks the side of the building. Downlight and telephone point. Door into the kitchen.

**Kitchen:** 15'5" x 7'10" (4.69m x 2.38m) Just off the lounge, the kitchen is fitted with a range of base and wall units with tiled worktops and matching splashbacks. Appliances include a single oven, dishwasher, washing machine and electric hob with extractor hood above. One and a half bowl stainless steel sink with drainer and mixer tap. Window above overlooks the rear. The room provides space for a dining table and chairs alongside a fitted bench. Ceiling light, smoke alarm and fitted shelving around the door.



**Shower room:** Fitted with a modern suite comprising of a wash hand basin, toilet and a large walk in shower enclosure with an electric rainfall and shower head combo. Splashback tiling, mirror and black fittings. Heated ladder towel railing. Opaque window. Downlight and vinyl flooring.

**Bedroom: 14'8" x 12'2" (4.47m x 3.70m)** A generous bedroom with ample space for a double bed along with a range of freestanding furniture. Window looks to the side. Low level fitted shelving and a built in cupboard with hanging rail. Wall light fittings; telephone and television points.

**Bedroom: 15'9" x 9'5" (4.80m x 2.87m)** Ample space for a double bed along with a range of free standing furniture. Window overlooks the front of the building. Ceiling light; telephone point.

**Outside:** Parking is provided on the street. Space for bin storage beside the entrance door.



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.