



15 GORDON CRESCENT,
METHLICK AB41 7DH

OFFERS AROUND £105,000

peterkins



15 Gordon Crescent
Methlick
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- 2 bedroomed terraced dwellinghouse
- Quiet residential street
- Lounge / Diner
- Kitchen
- Shower room
- 2 double bedrooms
- Driveway
- Enclosed low maintenance rear garden
- Generous sized workshop
- Open view at the rear
- Air source heat pump system
- Double glazing
- Good commuter base

Viewing by appointment only
please telephone
07561163294

EPC: D
Council Tax Band: B

Description: We are pleased to offer for sale this generously proportioned 2 bedroomed terraced dwellinghouse set in a quiet cul-de-sac within the popular village of Methlick. The accommodation is set across 2 floors comprising of an Entrance hallway, open plan Lounge and Dining room, Kitchen, Shower room and 2 Double bedrooms. The property benefits from an Air Source Heat Pump system, Full Double glazing and a good amount of built in storage throughout. Outside, the driveway provides off street parking for several cars and the rear garden is fully enclosed and low maintenance benefitting from the addition of a workshop. The workshop provides a range of opportunities and uses with power, light, fitted work benches and shelving. Early viewing is highly recommended to appreciate all this property has to offer.

Location: In the heart of Formartine this beautiful property is located within the lovely village of Methlick. Just 7 miles from Ellon, 11 miles from Inverurie & 24 miles from Aberdeen. This vibrant community offers a village Primary School and Secondary School at Meldrum Academy. There is a wide range of village facilities such as; convenience store, pub, church, vets, cricket ground, football pitch and play park area. With local clubs for scouts, guides, football & cricket. Additional outdoor activities are also available via the Ythan Trail path walk linking Methlick to Haddo House & Haddo Country Park Estate.

Directions: Travelling from Inverurie take the B9170 to Oldmeldrum. On arriving in Oldmeldrum take the bypass and continue on towards Methlick following the B9170. On entering Methlick turn right at the T-Junction and continue along until taking a right into Manse Road and then into Gordon Crescent. Follow the road round and number 15 is located at the end of the cul-de-sac clearly identified by a Peterkins For Sale Sign.

Entrance: A part glazed UPVC door at the front of the property opens into the entrance hallway giving access to the lounge, shower room and staircase to the upper floor. Understairs storage space with window and a low level cupboard housing the fuse box and electric meter. Cloak cupboard with hanging rail and shelf. Downlights; smoke alarm; heating dial and wood effect flooring with mat well.

Lounge /Dining room: 19'5" x 10'2" (5.91m x 3.09m) A good sized open room with space for a range of lounge furniture and a dining table and chairs. A large window to the front and patio doors to the rear both fill the room with natural light. There is an open fireplace with marble inset and hearth with wooden surround. Ceiling light fittings with ceiling rose's, telephone point and wood effect flooring.

Kitchen: 12'1" x 8'10" (3.68m x 2.69m) Just the off the dining area, the kitchen is fitted with a range of base and wall units, coordinating worktops and splashbacks. Integrated eye level oven, electric hob with extractor hood and a fridge freezer. Space plumbed for a washing machine. Stainless steel single bowl sink with drainer and mixer tap. Ceiling light fittings and wood effect flooring with mat well. Rear door to the garden and window.



Shower room: Fitted with a 3 piece suite comprising of a toilet, vanity wash hand basin and a shower enclosure with mains fed shower head. Opaque window with blind. Aqua paneling around the room with a fitted mirror and tiled flooring. Ceiling light and extractor fan.

Staircase to upper floor: Carpeted staircase with a window to the front leads to the upper floor landing and both double bedrooms. Storage cupboard with double doors. Access hatch to loft space. Ceiling light and smoke alarm.

Bedroom: 15'11" x 10'8" at widest point (4.85m x 3.25m) Ample space for a double bed along with a range of freestanding furniture. Two built in cupboards, one housing the hot water system. Window to the front, ceiling light and carpet.

Bedroom: 11'10" x 11'9" (3.60m x 3.58m) Another good sized double bedroom with open view to the rear. Ceiling light and carpet.

Outside: A tarred driveway provides off street parking for several cars.

The rear garden is fully enclosed and low maintenance mostly laid with stone chips.

Benefitting from a generous workshop (22'6" x 8'3" & the front section 11' x 4'10") with lights, power and fitted with a selection of work benches and shelving. There is a separate coal bunker at the front with access hatch.

Log store. Outdoor taps to the front and rear. Outdoor security lighting.

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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.