



2 DAVIDSON PLACE,
INVERURIE AB51 4ZF

OFFERS OVER £179,000

peterkins



2 Davidson Place
Inverurie
AB51 4ZF

Offers Over £179,000

- 2 bedroomed semi-detached bungalow
- Quiet residential street
- Open view to the rear
- Well-proportioned living and bedroom accommodation
- Gas central heating and full double glazing
- 2 good sized double bedrooms
- Conservatory
- Garden to the rear
- Walking distance to local shops and amenities
- Good commuter base

Viewing by appointment only
please contact 07989595012
or Peterkins on (01467)
672800

EPC: C
Council Tax Band: D

Description: We are delighted to offer for sale this 2 bedroomed semi-detached bungalow in the popular Town of Inverurie, which is within walking distance of the local shops and amenities. The good-sized accommodation is set over the ground floor and comprises of an entrance vestibule, hallway, dining kitchen, lounge, shower room, 2 double bedrooms and a conservatory. Benefitting from gas central heating and full double glazing. Outside, there is a driveway providing off street parking and well maintained garden grounds with an open view at the rear. Would make an ideal home for a couple looking to downsize or first time buyers and 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 the centre of Inverurie turn left onto High Street, continue to the next roundabout taking the third exit onto North Street. Travel along North Street until reaching roundabout. At the roundabout take the second exit continuing straight on. Turning right into Bainzie Road. Travel along here taking the second left into Davidson Drive, the first right into Maitland Crescent and then the first left again into Davidson Place. Number 2 is located on the right hand side.

Entrance: At the side of the property, a wooden door opens into the vestibule which has a ceiling light and tile effect flooring with matwell. Door opens into the hallway.

Hall: The hallway gives access to the kitchen, lounge, shower room and the bedrooms. There is a shelved cupboard housing the consumer unit. Access hatch into the loft space. Ceiling light fitment; smoke alarm and wood effect flooring.

Kitchen: 10'5" x 8'10" (3.17m x 2.69m) The kitchen is fitted with a range of base and wall units, coordinating worktops with matching splashbacks. Stainless steel sink with drainer, mixer tap and a window above. Slot in oven with extractor hood above. Undercounter spaces plumbed for a dishwasher and washing machine. Space for dining table and chairs. Central heating boiler is wall mounted in the corner. Ceiling light; smoke alarm; telephone point and tile effect flooring.

Lounge: 16' x 10'5" (5.02m x 3.17m) A good sized, bright room with a large window overlooking the front of the property and filling the room with natural light. Ceiling light; smoke alarm and wood effect flooring. Windows with roller blinds.



Shower room: The shower room is fitted with a 3 piece suite comprising of a wash hand basin, toilet and an aqua paneled shower enclosure with a mains fed head. Ceiling light; extractor fan; heated towel rail; opaque window with roller blind and tile effect flooring.

Bedroom: 11'8" x 8'10" (3.55m x 2.69m) Bedroom provides ample space for a double bed along with a range of freestanding furniture. Built in wardrobe with sliding mirrored doors, hanging rails and shelving. A separate cupboard housing the hot water tank. Window to the rear with an open view over fields. Ceiling light and wood effect flooring.

Bedroom: 10'6" x 8'5" (3.20m x 2.56m) Another good sized room with door leading into the conservatory. With space for a bed along with a wall of wardrobes providing great storage. Ceiling light; television point and wood effect flooring.

Conservatory: 8'8" x 7'11" (2.64m x 3.35m) Great addition to the property providing a lovely bright living space with several windows enjoying the open view including a glazed door that opens out to the rear garden. Wall light fitment and wood effect flooring.

Outside: The driveway provides off street parking along the side of the property. The front garden is laid with stone chips.

The rear garden is well maintained being mostly laid to lawn with borders of stone chips and established plants. There are areas of patio providing lovely spots for outdoor entertaining. Wooden storage shed. Outdoor tap and security lighting.



Do you want the best mortgage for you?

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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.