



16 KELLANDS RISE,  
INVERURIE AB51 3WU

OFFERS OVER £185,000

peterkins



16 Kellands Rise  
Inverurie  
AB51 3WU

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- 3 bedroomed semi-detached dwellinghouse
- Central Inverurie location close to local schools, shops and amenities
- Well-proportioned living and bedroom accommodation throughout
- Gas central heating and full double glazing
- Driveway providing off street parking
- Fully enclosed rear garden
- Good commuter base

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

EPC: C

Council Tax Band: E

**Description:** We are delighted to offer for sale this 3 bedroomed semi-detached dwellinghouse in a central Inverurie location, which is within easy walking distance of the local schools, shops and amenities. The well-proportioned accommodation is set over two floors, the ground floor comprises of an entrance hallway, W.C, lounge and dining kitchen. The upper floor comprises of a family bathroom and 3 bedrooms. The property benefits from a great amount of built in storage space, gas central heating and full double glazing. Outside, the driveway provides ample parking for several cars and the rear garden is fully enclosed making it ideal for a family with young children and/or pets. 16 Kellands Rise is an ideal family home in a handy sought after location, early viewing is highly recommended to see all this property has to offer.

**Location:** Pleasantly situated a short walk from the many amenities Inverurie has on offer. The town has an excellent range of shopping facilities and a full range of leisure pursuits both indoor and outdoor are at hand including bowling, swimming, golf and tennis. There is also a health centre, public library, three primary schools and secondary school. Regular bus and train services to Aberdeen also mean that Inverurie is within easy commuting distance of the city, being only 16 miles away. The Industrial Estates and offices to the west of the city together with Aberdeen Airport can be reached without entering the city centre.

**Directions:** From the centre of Inverurie travel up West High Street, at the first mini roundabout take the second exit onto Blackhall road and take the first left onto Westfield Road. Following the road right on Davah Road and left onto Kellands Road, followed by an immediate right onto Anderson Walk. Continue up the hill, taking the second left into Kellands Rise. Follow the road to the right and Number 16 is situated in the cul-de-sac straight ahead clearly identified by a Peterkins For Sale sign.

**Entrance:** Entered through a part opaque glazed front door into the welcoming entrance hallway that gives access to the W.C, lounge, dining kitchen and staircase to the upper floor landing. Understairs cupboard houses the consumer box and electric meter. Ceiling light fittings; smoke alarm and wood effect flooring.

**W.C:** Fitted with a toilet and a wall mounted wash hand basin with splashback tiling. Ceiling light; opaque window and wood effect flooring.

**Living room:** 15'6" x 10'5" (4.72m x 3.17m) A good sized bright room with ample space for a range of lounge furniture. Window with curtains to the front fills the room with natural light. Ceiling light fittings; television point; smoke alarm and wood effect flooring.

**Dining Kitchen:** 16'6" x 9'5" (5.02m x 2.87m) Fitted with a range of base and wall units, coordinating worktops and splashback tiling. Stainless steel sink with drainer and mixer tap. Integrated appliances include a single oven and an electric hob with chimney style extractor hood above. Space for standalone fridge freezer and undercounter space plumbed for washing machine. Central heating boiler is housed in a wall unit with control panel located below. Windows to the side and rear, both with roller blinds. Part glazed door opens into the garden. Downlights; smoke alarm and tiled flooring.



**Staircase to upper floor:** The carpeted staircase leads to the upper floor landing giving access to the bathroom and bedroom accommodation. Window to the side with roller blind. Access hatch to loft space that benefits from light and a Ramsay ladder. Double door airing cupboard with fitted shelving and housing the hot water tank, a separate storage cupboard also provides great storage. Ceiling lights and smoke alarm.

**Bathroom:** The family bathroom comprises of a concealed cistern toilet, wash hand basin set on worktop with storage below and a bath with screen and a mains fed shower rainfall and hose combo. Bright white splashback tiling throughout and tile effect flooring. Opaque window; downlights; extractor fan and shaver point.

**Bedroom: 9'9" x 9'8" (2.97m x 2.94m)** This room provides ample space for a double bed along with a range of freestanding furniture. Built in wardrobes with mirrored sliding doors, hanging rails and shelving. Window to the rear with an open view towards the play park. Ceiling light and carpet.

**Bedroom: 11'2" x 8'9" (3.40m x 2.66m)** Another spacious double bedroom benefitting from built in wardrobes with mirrored sliding doors, hanging rails and shelving. Window overlooking the front of the property. Ceiling light and carpet.

**Bedroom/Office: 7'9" x 7'6" (2.36m x 2.28m)** Completing the accommodation, the third bedroom is currently used as a home office but could accommodate a single bed. Window to the front, ceiling light and carpet.

**Outside:** At the front, the driveway is a great size providing ample off street parking for several cars leading to a wooden shed at the top.

The rear garden is fully enclosed with fencing making it private and fully enclosed ideal for a family with children and/or pets. There is a lockblock area suitable for outdoor furniture making a lovely spot for summer entertaining and BBQ's. Steps lead up to the rest of the garden which is laid to lawn and a second wooden shed providing great additional storage.



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.