



Eavern, Commercial Road,  
Oldmeldrum AB51 0DT

OFFERS OVER £349,000

peterkins



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- 4/5 bedroomed detached dwellinghouse
- Large driveway and Single garage
- Quiet residential street
- Within easy walking distance of local schools, shops and amenities
- Spacious living and bedroom accommodation throughout
- Annex with bedroom, ensuite and open plan Lounge/Dining Kitchen
- Fully enclosed garden
- Good commuter base

Viewing by appointment only  
please telephone 07947 896898  
or Peterkins on (01467) 672800

EPC: B  
Council Tax Band: E

**Description:** We are delighted to offer for sale this spacious 4/5 bedroomed detached dwellinghouse in the popular Village of Oldmeldrum within easy walking distance of the local schools, shops and amenities. The property has spacious and versatile living and bedroom accommodation throughout, the ground floor comprises of an Entrance vestibule and Hallway, Lounge/Bedroom, Bedroom, Family Bathroom, Dining Kitchen and a Family room. The upper floor comprises of a large landing/Study area, Shower room and two exceptionally spacious Bedrooms. The annex is accessed from the Family Room in the main house as well as a door at the side of the property, it comprises of Lounge/Kitchen, Bedroom and an Ensuite shower room. The property benefits from gas central heating, solar panels with 5kw battery storage and full double glazing. Outside, there is a large driveway providing off street parking for several cars in front of the Single garage. The surrounding garden ground is fully enclosed making it ideal for a family with young children and/or pets. Early viewing is highly recommended to see all this property has to offer.

**Location:** Oldmeldrum boasts a variety of local shops and amenities all of which are within walking distance of the property. The village has a nursery, primary school and secondary education is provided at Meldrum Academy all within the village. There is a local church and active community, with a good mix of young, old and families. In addition to this Oldmeldrum is only a short drive away from Inverurie, Dyce, Bridge of Don and Aberdeen making it an ideal location for commuting with public transport also available from the Village. There are also two golf courses and driving range facilities, bowling club, pleasure park and a plentiful range of activities for children of all ages. The Redgarth Hotel and Restaurant is also only a five-minute walk away.

**Directions:** Travelling from Inverurie, follow the B9170 towards Oldmeldrum, at the roundabout take the first exit continuing on the B9170 until reaching the next roundabout taking the third exit onto Colpy Road/Commercial Road. Continue along taking the second right into Westend Gardens where the property is located on the corner clearly identified by a Peterkins For Sale sign.

**Entrance vestibule:** Painted wooden door opens into the vestibule with a ceiling light; coat hooks and wood effect flooring.

**Hallway:** The welcoming hallway gives access to the Lounge, Bedroom, Family bathroom, Dining Kitchen and the staircase to the upper floor. Understairs cupboard providing great storage. Ceiling light; smoke alarm; heating thermostat and wood effect flooring. Cupboard overhead housing consumer unit.

**Lounge/Bedroom:** 13'11" x 13'1" (4.24m x 3.98m) A good sized room currently used as a Lounge but could easily accommodate a double bed along with a range of freestanding furniture. Bay window to the front; ceiling light and carpet.



**Bedroom: 13'2" x 10'6"** (4.01m x 3.20m) A spacious double bedroom located to the rear of the property. Window with roman blind. Ceiling light and wood effect flooring.

**Bathroom:** The family bathroom comprises of a toilet, wall mounted vanity wash hand basin, bath and a large separate shower enclosure with a mains fed shower head. Splashback tiling throughout with aqua paneling in the shower area. Downlights; extractor fan; heated towel rail and opaque window with roller blind.

**Kitchen Diner: 23'7" at widest x 11'6" at widest** (7.18m x 3.50m) Generous bright room with ample space for a large dining table and chairs in front of the large bay window filling the room with natural light. Lovely feature open décor fireplace with tiled inset and wooden mantel beam above and an alcove space beside with cupboard.

The kitchen is fitted with a range of base, wall and full height units with coordinating worktops. Two bowl stainless steel sinks with drainer, mixer tap and a window above with roman blind. Integrated double ovens and spaces plumbed for slot in dishwasher and stacked washing machine and tumble dryer. Space for American style fridge freezer. Benefitting from a matching Centre island providing great additional storage and worktop space with the electric hob set in.

Ceiling lights; smoke alarm and wood effect flooring. Door through to the Family room.

**Family room: 10'8" x 9"** (3.25m x 2.74m) Just off the kitchen, the family room is a good size and benefits from French doors that open onto the rear wooden deck. Ceiling light; smoke alarm and wood effect flooring.

**Carpeted staircase leads up:** From the main hallway, the carpeted staircase leads to the upper floor landing giving access to the shower room and bedrooms. Large window; ceiling light; smoke alarm and book shelving.

**Shower room:** Fitted with a concealed cistern toilet, wash hand basin set on vanity storage unit and a large tiled shower enclosure with a rainfall head. Heated ladder towel rail; opaque window; downlights, extractor fan and wood effect flooring.

**Play room/Study area: 13'11" at widest x 13'9" at widest** (4.24m x 4.19m) A good sized versatile room in between the two upstairs bedrooms. An ideal home office space with a window to the front and Velux to the rear providing natural light. Ceiling light; telephone point; smoke alarm and wood effect flooring.

**Master Bedroom: 17'2" x 14'6"** (5.23m x 4.41m) An exceptionally spacious master bedroom with ample space for a king, queen or double bed along with a range of freestanding furniture. Two large sloping windows, one of which is a balcony Velux, both with lovely views towards Bennachie along with a smaller Velux to the rear all with fitted blinds. Ceiling light; smoke alarm and wood effect flooring.

**Bedroom: 19'11" x 12'10" at widest** (6.07m x 3.91m) Another generous bedroom completes the accommodation, again with ample space for a range of furniture. Window and two Velux with blinds. Ceiling light and carpet.

**Adjoining annex:** The annex is accessed from the Family room as well as an external door at the side of the property.

**Dining Kitchen/Lounge: 15'11 at widest x 14'11" at widest** (4.85m x 4.54m) A bright room with a fitted kitchen and ample space for a range of lounge furniture including a dining table and chairs. The kitchen consists of a range of base and wall units with coordinating worktop. One and a half bowl composite sink with drainer and mixer tap. Integrated washing machine, electric hob and space for a standalone fridge freezer. Large windows provide great natural light and overlook the garden. Part glazed door at the side for private access. Ceiling lights; smoke alarm; telephone point; wood effect flooring with a smaller section of tile effect flooring at the kitchen area.







**Annex bedroom: 9'5" x 8'8"** (2.87m x 2.64m) The bedroom has space for a double bed along with further furniture. Benefitting from a built in wardrobe with sliding doors, hanging rails and shelving. Window; ceiling light; smoke alarm and wood effect flooring.

**Ensuite Wet room:** Comprising of a concealed cistern toilet, wash hand basin set on storage unit and a large open shower area with bench seating and an electric shower head. Bright white splashback tiling throughout with contrasting black worktop and tiled flooring. Opaque window; heated towel rail; ceiling light and extractor fan.

**Outside:** The large driveway provides off street parking for several cars and leads to the Single garage. The garage benefits from an electric roller door, power and light. There is a door at the rear for access from the garden as well. An EV Car Charger is located externally at the front of the property. The surrounding garden ground is fully enclosed making it ideal for a family with children and/or pets. Established hedges provide great privacy around the front and side of the garden which is mostly laid to lawn with areas of patio and wooden decking providing lovely spots for family gatherings and entertaining. Concrete foundation in place suitable for a summerhouse or shed to the side. Greenhouse and two storage sheds. Two outdoor taps; security lighting and power 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](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.