



3 BARNYARDS OF  
DRUMNAHEATH,  
KINTORE AB51 0YE

OFFERS OVER £269,000

peterkins



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Drumnaheath  
Kintore  
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- 3 bedroomed terraced converted steading
- Development in a quiet rural location
- Open countryside views
- Spacious living and bedroom accommodation throughout
- Well presented
- Full double glazing
- Oil central heating and a wood burning stove in the Lounge
- Single garage and ample parking
- Good commuter base

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

EPC: C

Council Tax Band: E

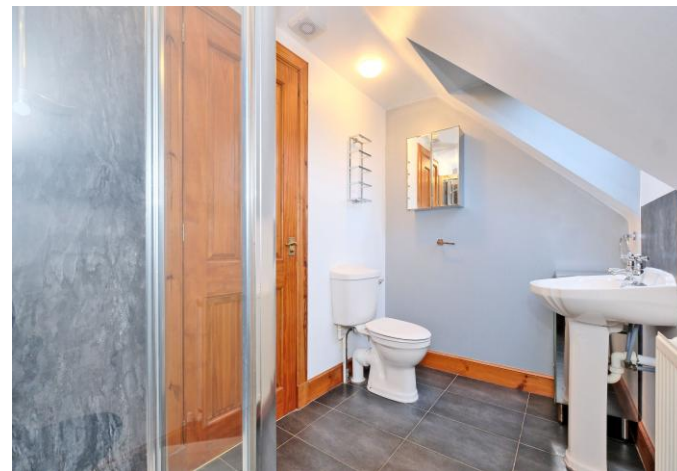
**Description:** We are pleased to offer for sale this 3 bedroomed terraced steading located in small development on the outskirts of Kintore. With open views and spacious living and bedroom accommodation throughout, the ground floor comprises of an Entrance vestibule and welcoming hallway, Lounge/Diner with a wood burning stove, W.C, Kitchen, Utility room and a Double bedroom. The upper floor consists of a Bedroom, Shower room and a Master bedroom with an Ensuite Bathroom. Benefitting from Oil central heating, full double glazing and a great amount of built in storage space throughout. Outside, the rear garden is well maintained and fully enclosed making it ideal for a family with children and/or pets. There is a communal courtyard to the front of the property with ample parking at both the front and to the rear alongside the Single garage. Early viewing is highly recommended to fully appreciate the location and accommodation on offer.

**Location:** Just a short drive from the village of Kintore which is located to the north of the city and is particularly popular with families. There is a wide range of local amenities including shops, bank, post office, library and hotel. The village also enjoys an 18-hole golf course with clubhouse. The property lies within the catchment area of Kintore Primary School whilst Secondary Education is catered for at nearby Kemnay Academy. Kintore is within a short commuting distance to Inverurie, Dyce, Aberdeen and the Prime Four development site at Kingswells. Kintore also benefits from a new railway station and good bus service.

**Directions:** From Kintore, take the B977 towards Dunnechect. Coming through Leylodge, take the right-hand turn signposted "Lauchentilly". Follow the road for approx. 1.4 miles. The access track for the property is on the left indicated by the aqua blue sign, posted "Drumnaheath." Follow the track over the cattle grid and take the track to the right-hand side of the steading. Follow round to the rear where parking is provided and access through the courtyard to the front door. Access to the back door from the garage area and through the back garden.

**Entrance:** Entering at the front of the property through the courtyard and into the vestibule, with a part glazed door and windows to both sides. Ceiling light; telephone point and wooden floor. Door opens into the hallway.

**Hallway:** The welcoming spacious hallway gives access to the Lounge, W.C, Kitchen, ground floor Bedroom and staircase to the upper floor. An understairs cupboard houses the electric meter and fuse box while also providing great storage. Ceiling lights; smoke alarm; telephone point and carpet.



**Lounge: 22'8" x 13'7"** (6.90m x 4.14m) Double doors open from the hallway into the bright and spacious lounge. Featuring a wood burning stove with wooden mantel and French doors that open out to the rear garden. Both the window to the front and doors are fitted with wooden venetian blinds and fill the room with natural light. Ceiling light fittings; smoke alarm; telephone and television points; wood effect flooring.

**W.C:** Fitted with a 2 piece suite comprising of a toilet and wash hand basin. Ceiling light fitting; chrome fittings and wood effect flooring.

**Kitchen: 12'11" x 10'6"** (3.93m x 3.20m) The kitchen is fitted with a modern range of base and wall units, coordinating worktops and splashback tiling. The range of integrated appliances include a dishwasher, fridge, freezer, eye level oven, electric hob with splashback and a chimney style extractor hood above. One and a half bowl stainless steel sink with drainer and mixer tap. Window above with roller blind overlooks the rear garden. Island unit provides further storage and worktop space. Downlights; smoke alarm and wood effect flooring. Door into Utility room.

**Utility room:** The utility room houses the central heating boiler and is fitted with a range of base and wall units, coordinating worktops and splashback tiling. Stainless steel sink with drainer, mixer tap and a space plumbed for washing machine. Ceiling light; carbon monoxide alarm; extractor fan and wood effect flooring. Part glazed door opens to the rear garden.

**Bedroom: 11'8" x 10'** (3.55m x 3.04m) A generous sized bedroom located on the ground floor, with ample space for a double bed along with a range of freestanding furniture. Window with venetian blind. Ceiling light and wood effect flooring.

**Stairwell to upper floor:** The staircase with carpet runner leads to the upper floor giving access to the master bedroom and the third bedroom. Velux overhead provides natural light. Ceiling light and smoke alarm.

**Bedroom: 14'2" x 7'9"** (4.31m x 2.36m) A good sized bedroom with space for a bed along with a range of freestanding furniture. Wall of built in wardrobe with triple sliding doors, hanging rails and shelving. Ceiling light; Velux with blind and carpet.

**Shower room:** The shower room comprises of a toilet, wash hand basin with splashback and an aqua paneled shower enclosure with mains fed shower head. Mirrored wall mounted unit along with another storage unit. Velux with blind. Ceiling light; extractor; chrome fittings and tiled flooring.

**Master Bedroom: 14'2" x 13'3"** (4.13m x 4.03m) An exceptionally spacious master bedroom with ample space for a king/queen/double bed along with a range of freestanding furniture. Two built in storage cupboards with hanging rails and shelving. Dual aspect Velux' windows with fitted blinds. Ceiling light; television and telephone points and carpet. Access hatch into loft space.  
**Ensuite Bathroom:** Comprising of a toilet, wash hand basin and a bath with splashback tiling. Velux with fitted blind. Ceiling lights; extractor and carpet.







**Outside:** Parking is provided at the front and the communal courtyard is laid with areas of lawn and borders of established plants. A path leads along to the front door.

The rear garden is fully enclosed making it ideal for a family with children and/or pets and is mostly laid to lawn with established trees. An area of patio provides a lovely spot for outdoor entertaining.

Log store. Outdoor lights and tap. Rotary clothes dryer.

Wooden gate at the rear opens to another parking area where the large Single Garage is located. The garages are located to the rear of the property and on the left hand side as you drive in. The garage is equipped with double wooden doors, power and light.



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.