

6 BENVIEW, MEADOWSIDE OF CRAIGMYLE, KEMNAY

OFFERS AROUND £130,000

peterkins













6 Benview
Meadowside of Craigmyle
Kemnay
Inverurie
AB51 5LZ

Offers Around £130,000

- 2 bedroomed residential lodge
- Private gated site
- Lovely location set on the outskirts of Kemnay & Kintore
- Generous sized kitchen and lounge on semi open plan
- Master bedroom with ensuite shower room
- Double bedroom
- Modern bathroom
- Great amount of storage throughout
- Nearby scenic walks and pond
- LPG gas central heating

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

EPC: N/A Council Tax Band: A

Description: We are pleased to offer for sale the 2 bedroomed residential lodge located within Benview Park located on the outskirts of Kemnay in a peaceful and idyllic surrounding with views towards Bennachie. The lodge comprises of a fully equipped Kitchen Diner, Lounge, Inner Hallway, Utility room, Bedroom, Bathroom and a Master Bedroom with ensuite Shower room. Benefitting from many large windows throughout providing great natural light, LPG Gas central heating and a great amount of storage space throughout. Outside, the Lodge includes a fantastic enclosed deck at the front with ample space for a range of outdoor furniture providing a lovely spot for entertaining. There is parking provided along the side with an area of low maintenance garden laid with patio to the rear.
Benview retirement park is for persons over the age of 55. The site benefits from "The Hub" which is located a short distance away, housing the reception area and providing complimentary tea and coffee. It is also the spot for socializing and fun, and also holding get togethers all for the park residents. The property will be sold under the Mobile Homes Act 1983. Viewing is recommended to appreciate all that this site and accommodation has to offer.

Location: Located on the outskirts of Kemnay, with pleasant views towards Bennachie, the park is close to a bus route with easy access to Kemany, Kintore and Inverurie. Although enjoying a rural location, the premises are located only a short distance from Kemnay as well as being within easy commuting distance of Dyce and Aberdeen. Kemnay offers a range of amenities including shops, primary and secondary schools, a medical centre, tennis courts, bowling club and an eighteen hole golf course. A wider range of facilities is available in nearby Kintore and Inverurie.

Directions: From Inverurie take the B993 Kemnay road. At the junction for Kemnay and Aberdeen, turn left onto the B994. Continue along this road for just under half a mile and turn left at the sign for Benview Park. When you come to the security gates, continue into the park and number 6 is located on the right hand side.

Kitchen Diner: 13'3'' x 9'11'' (4.03m x 3.02m) Entered at the side into the fully equipped kitchen diner fitted with a range of base and wall units, coordinating worktops and splashback tiling. Island unit providing further storage and worktop space. Single bowl sink with mixer tap and window above. The range of integrated appliances include a fridge freezer, dishwasher, microwave, oven and a 4 ring ceramic hob with glass splashback and chimney style extractor hood. Large window and skylight fills the room with natural light. Space for dining table and chairs. Wall of fitted storage cupboards. Windows with blinds. Downlights; ceiling light fitment; extractor fan; smoke alarm and wood effect flooring. Sliding pocket doors open into the Lounge.

Lounge: 12'10'' x 11'7'' (3.91m x 3.53m) A good sized bright room with ample space for a range of furniture with a centered log burning effect fireplace with surround. Surrounding windows and patio doors provide views over the site with the doors opening onto the decking at the front. Fitted storage and display cabinets. Ceiling light and carpet. Windows and doors with pelmets and blinds.





Inner hallway: Hallway leads from the Kitchen to the remaining accommodation. Light; smoke alarm and wood effect flooring.

Utility room: Fitted with base and wall units and coordinating worktop. Undercounter space for tumble dryer. Ceiling light; coat hooks and wood effect flooring.

Bathroom: Fitted with a 3 piece suite comprising of a toilet, vanity wash hand basin and an aqua paneled bath with screen and shower head above. Fitted storage cupboards and mirror with downlights. Ceiling light; extractor fan; opaque window with blind and wood effect flooring.

Bedroom 2: 8'9'' x 5'2'' (2.66m x 1.57m) Room provides space for a double bed with fitted storage units and mirrored wardrobes. Window with blind. Downlights and carpet.

Master Bedroom: 9'3'' x 8'11'' (2.81m x 2.71m) A spacious bedroom benefitting from the luxury of both great storage with a range of fitted units, built in wardrobe and an ensuite shower room. Several windows around the room with fitted blinds. Downlights; ceiling light and carpet.
Ensuite: Comprising of a toilet, wash hand basin and a shower enclosure. Wall mounted mirrored storage unit; Opaque window with blind. Downlight; extractor and wood effect flooring.

Outside: Security gates open into the well maintained site, number 6 is located a short distance along on the right with ample parking at the side on an area laid with stone chips.
Remaining area of the surrounding garden is low maintenance laid with slabs.
Storage shed to stay. Rotary clothes dryer.

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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 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.

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Inverurie
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