



11 GADIEBURN PLACE,  
INVERURIE

OFFERS OVER £249,000

peterkins



11 Gadieburn Place  
Inverurie  
AB51 6BT

Offers Over £249,000

- 3 Bedroomed semi-detached dwellinghouse
- Quiet residential area
- Modern development
- Beautifully presented throughout
- Spacious living and bedroom accommodation
- Gas Central heating
- Solar Panels
- Double glazing
- Driveway
- Fully enclosed rear garden with Summer house
- Good commuter base

Viewing by appointment only  
please contact 07841 630006  
or Peterkins on (01467)

672800

EPC: B

Council Tax Band: E

**Description:** We are pleased to offer for sale this 3 bedroomed semi-detached dwellinghouse located in a quiet modern development close to the local amenities on offer in the popular town of Inverurie. The accommodation comprises of an Entrance hallway, Lounge, Dining Kitchen, Utility room and WC. The upper floor consists of 3 good sized Bedrooms and a Family Bathroom. The property benefits from gas central heating with Combi Boiler, Solar panels, full double glazing and a good amount of built in storage space throughout. Outside, there is a driveway providing off street parking for several cars and the rear garden is fully enclosed benefitting from a generous Summer House and lovely patio area ideal for outdoor entertaining. Early viewing is recommended to appreciate 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 town centre head out of Inverurie on the Oldmeldrum road (B9170) for some distance and turn left into Portstown Road, follow this road, Gadieburn Place is the third turning on the left, number 11 is on the left hand side as indicated by our For Sale Sign.

**Entrance:** Entered at the front of the property into the hallway which gives access to the Lounge and stairwell to the upper floor. Ceiling light and wood effect Moduleo flooring.

**Living room:** 14'1" x 13'8" (4.29m x 4.16m) A bright lounge with ample space for a range of furniture with a large window overlooking the front and filling the room with natural light. Ceiling light fitment; fitted shelving; television and telephone points; wood effect Moduleo flooring continues. Door into the kitchen.

**Dining Kitchen:** 13'6" x 12' (4.11m x 3.65m) Fitted with a modern white gloss range of base and wall units, coordinating worktops and matching upstands. Range of NEFF integrated appliances include a single oven, dishwasher, fridge freezer and gas hob with glass splashback and chimney style extractor hood above. Stainless steel one and a half bowl sink with drainer, mixer tap and a window above with roman blind. Space for a large dining table and chairs. French doors open out to the rear garden. Two built in storage cupboard providing great storage. Downlighters; smoke alarm and wood effect Moduleo flooring continues. Door into the utility room.

**Utility room:** 5'11" x 5'4" (1.80m x 1.67m) Fitted with the same range of base and wall units, coordinating worktop and matching upstand. Space plumbed for washing machine. Window with blind. Combi Boiler housed in wall unit. Ceiling light and vinyl flooring.

**WC:** From the utility room, the handy W.C is fitted with a toilet and mounted wash hand basin with tiled splashback. Downlighters; vinyl flooring and extractor fan.



**Staircase to upper floor:** Carpeted staircase leads to the upper floor landing leading to the bedrooms and family bathroom. Double door storage cupboard and a second shelved storage cupboard. Access hatch with Ramsay ladder to partially floored loft space with light and power.

**Bedroom: 12'5" x 9'1" (3.78m x 2.76m)** Spacious double bedroom with a built in wardrobe with sliding doors, hanging rails and shelving. Window to the front with curtains; television and telephone points and carpet.

**Bedroom: 12'11" x 9'1" (3.93m x 2.76m)** Another generous room with ample space for a double bed along with a range of freestanding furniture. Built in wardrobe with sliding doors hanging rail and shelving. Window with blinds and curtains. Ceiling light and carpet.

**Bedroom 3: 9'2" x 7'3" (2.79m x 2.20m)** A final good sized room making an ideal home office however could also accommodate a bed. Window with blind; ceiling light and wood effect flooring.

**Bathroom:** Fitted with a 4 piece suite comprising of a toilet, vanity wash hand basin, bath and a separate shower enclosure. Splashback tiling around the room to dado height and full in the shower area with matching module flooring. Window with blind. Ladder style heated towel rail. Downlighters; extractor fan and shaver point.

**Outside:** The lockblock driveway provides off street parking for several cars at the front of the property. A wooden gate gives access at the side into the fully enclosed garden making it ideal for a family with children and/or pets. The garden is laid to lawn with borders of stone chips. A patio area at French doors then leads down to a larger area of patio with surrounding stone planter providing a lovely spot for outdoor entertaining. The Summer house provides a variety of uses and benefits from power and light. Garden storage shed. Outdoor tap and security lighting.



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.