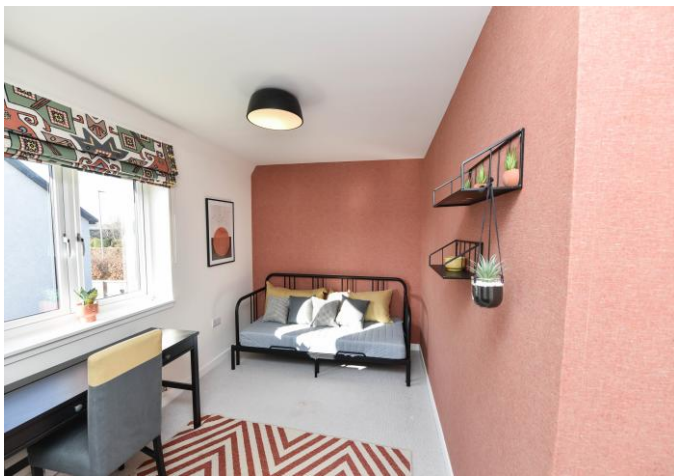




53 CHAPELPARK ROAD,
OLDMELDRUM

OFFERS OVER £290,000

peterkins



53 Chapelpark Road
Oldmeldrum
AB51 0RL

Offers Over £290,000

- 4 bedroomed detached dwellinghouse
- New Scotia Homes 'Chapelpark' Development
- Beautifully presented and neutrally decorated throughout
- Spacious living and bedroom accommodation throughout
- Gas central heating and full double glazing
- Solar panels
- Fully enclosed garden
- Driveway
- Integral single garage
- Good commuter base

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

EPC: B
Council Tax Band: F

Description: We are delighted to offer for sale this 4 bedroomed detached family home set in the new Scotia Homes 'Chapelpark' development, close to the local schools, shops and amenities Oldmeldrum has to offer. The property offers beautifully presented, spacious family living and bedroom accommodation set across 2 floors. The ground floor comprises of an entrance vestibule and hallway that is partially open with the Lounge and Dining kitchen with a Utility room and W.C. The upper floor consists of a master bedroom with ensuite shower room, family bathroom and another 3 good sized bedrooms. Outside, there is a driveway leading to the single garage and the rear garden is fully enclosed making it ideal for a family with young children and/or pets. Early viewing is recommended to appreciate 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 toward Oldmeldrum, at the roundabout take the first exit onto the bypass and at the next roundabout take the second exit continuing straight on the bypass. At the next roundabout take the third exit onto the A947 continuing onto Urquhart Road and Chapelpark Road is the first left, number 53 is located on the right hand side clearly identified by a Peterkins For Sale sign.

Entrance Vestibule: At the front the property, a upvc door with glazed side panel opens into the vestibule with a fitted cupboard housing the consumer unit and meter. Ceiling light and mat well carpet. Door into the hallway. Door into the integral single garage.

Hall: The welcoming hallway is open with the lounge, dining kitchen and the stairwell to the upper floor. Ceiling light and wood effect flooring.

Lounge: 10'2" x 12'8" (3.09m x 3.86m) A good sized bright room provides space for a range of freestanding furniture and with a large window overlooking the front and filling the room with natural light. Large under stair cupboard providing great storage. Ceiling light; smoke alarm and carpet.

Kitchen: 9'4" x 16' x 5" (2.84m x 5.00m) The dining kitchen is set along the rear of the property with ample space for a large dining table and chairs with glazed door with side panel that open to the rear garden perfect for outdoor entertaining. The kitchen is fitted with a grey matt range of base and wall units with white marble effect worktops and matching upstands. Inset sink with mixer tap. Integrated full length integrated fridge freezer, dishwasher, microwave oven, induction hob with splashback and chimney style extractor hood. Ceiling light fittings; smoke alarm; extractor fan; window and wood effect flooring. Door to utility room.

Utility room: 3'6" x 7'5" (1.06m x 2.26m) Utility room is fitted with the same range of grey matt base unit, worktop and upstand with a stainless steel sink, drainer and mixer tap. Ceiling light and wood effect flooring. Door to the garden and a door into the W.C.

WC: Handy ground floor W.C/cloakroom fitted with a toilet and wash hand basin. Ceiling light; opaque window with roller blind and wood effect flooring.



Staircase to upper floor: Carpeted staircase leads to the upper floor landing gives access to the bedroom accommodation and family bathroom. Built in storage cupboard; window to the front with roman blind; ceiling lights and smoke alarm.

Master Bedroom: 10'8" x 10'0" (3.25m x 3.04m) A generous sized master room with ample space for a double/king/queen sized bed along with a range of freestanding furniture. Built in wardrobe with mirrored sliding doors, hanging rails and shelving. Ceiling light; shaver point and carpet. Door into ensuite.

Ensuite: The master ensuite comprises of a concealed cistern toilet, wall mounted wash hand basin both with splashback tiling and a large aqua paneled shower enclosure with a mains fed head. Window with roman blind. Downlights; extractor and wood effect flooring.

Bedroom: 13'2" x 7'7" (4.01m x 2.31m) Another spacious double bedroom benefitting from built in wardrobe with mirrored sliding doors, hanging rails and shelving. Window; ceiling light and carpet.

Bedroom: 10'7" x 10'1" (3.22m x 3.07m) With ample space for a double bed along with a range of freestanding furniture. Window; ceiling light and carpet.

Bedroom 4: 9'2" x 8'7" (2.79m x 2.61m) A final good sized bedroom that would suit a home office if needed. Window with roman blind; ceiling light fitment and carpet.

Family Bathroom: The bathroom comprises of a concealed cistern toilet, wall mounted wash hand basin and a bath with shower screen and a mains fed shower head above. Splashback tiling throughout with matching floor. Ladder heated towel rail. Downlights; extractor fan and opaque window.

Outside: To the front of the property is a good sized driveway proving off street parking for several cars leading to the single garage. The garage can be accessed from the vestibule and benefits from an up and over door, power and light. The front garden laid to lawn with borders of plants.

The rear garden is fully enclosed by wooden fencing making it ideal for a family with young children and/or pets. Mostly laid to lawn with borders of stone chips and an area of patio.

Rotary clothes dryer, outdoor tap and lighting.

Additional: Furniture can be available by separate negotiation.



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 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.