

# Home Report



**6 Benview, Meadowside Of  
Craigmyle, Kemnay  
Inverurie, AB51 5LZ**



**6 Benview, Meadowside Of Craigmyle,**

Kemnay, Inverurie, AB51 5LZ

Price Over  
**£145,000**

 **2**  **1**  **2**   **55m<sup>2</sup>** Council tax band **A**



**Contact solicitor**

Peterkins  
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**Features**  Ground floor bedroom & bathroom  Off street parking

**Description**

We are pleased to offer for sale the **2 bedroom 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.

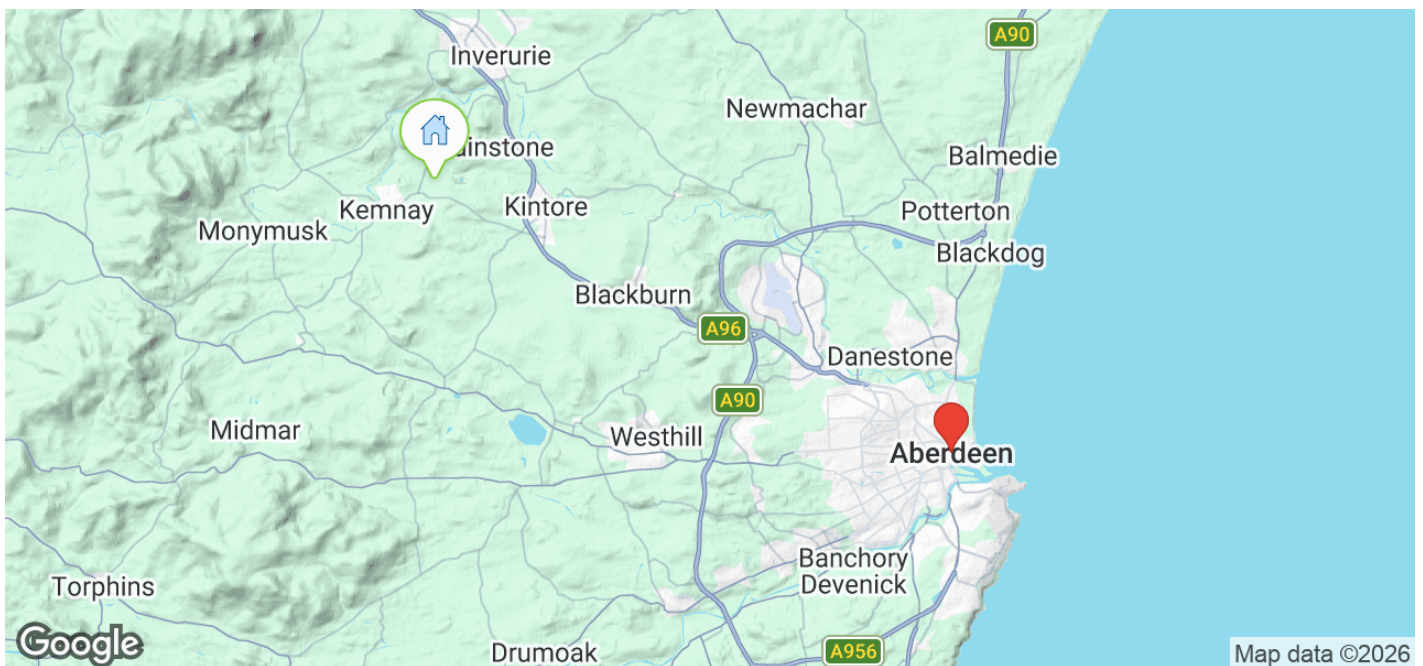
Benview retirement park is for persons over the age of 55. The site benefits from “The Hub” which is located a short distance away, housing the reception area and providing complimentary tea and coffee. It is also the spot for socializing and fun, and also holding get togethers all for the park

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 Kemnay, 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.



## Accommodation comprises

**Kitchen Diner:** 4.03m x 3.02m (13'3" x 9'11") approx. 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:** 3.91m x 3.53m (12'10" x 11'7") approx. 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:** 2.66m x 1.57m (8'9" x 5'2") approx. Room provides space for a double bed with fitted storage units and mirrored wardrobes. Window with blind. Downlights and carpet.

**Master Bedroom:** 2.81m x 2.71m (9'3" x 8'11") approx. 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.

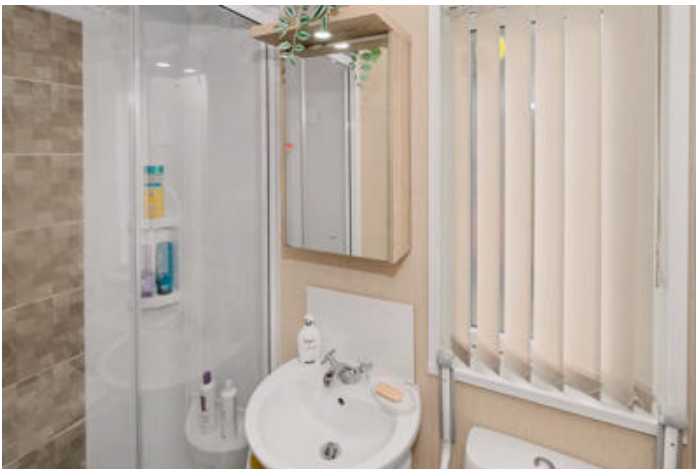
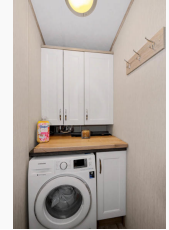
### (Outside)

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.

## Floorplan



## Photo gallery



**View this property on [aspc.co.uk](https://www.aspc.co.uk):**

<https://www.aspc.co.uk/search/property/440441/6-Benview-Meadowside-Of-Craigmyle/Inverurie/>

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## Broadband speed



**Superfast**

You can get up to **75 Mbps** average speed at this postcode.

## Mobile coverage

	Indoor		Outdoor	
	Voice	Data	Voice	Data
	 Likely	 Likely	 Likely	 Likely
	 Likely	 Likely	 Likely	 Likely
	 Limited	 No signal	 Likely	 Likely
	 Limited	 No signal	 Likely	 Likely

## Ofcom

This information is a prediction and actual services may be different depending on my circumstances and precise location. Provided by Ofcom, last retrieved on 16/05/2025. 5G coverage is not included in this data.

The data displayed on broadband coverage availability uses source data from Ofcom. The predicted speeds provided in the API data are provided by the leading UK ISPs. We understand that Ofcom did not receive data for every premise in the UK, and that Ofcom continue to work with industry to fill in the gaps. If no predictions are shown for your address, this does not necessarily mean broadband is not available and we suggest that you check availability on the ISP websites.

The data displayed on mobile coverage availability uses source data made available by Ofcom which is based on data from the mobile operators about how strong they think signal levels are at every location in the UK. Each mobile operator has a slightly different approach to displaying coverage on its own map, including assumptions on the handsets used, levels of call reliability and the expected signal loss when indoors or in car. Because Ofcom brings all mobile operator data together in a single place and holds it to a single, independent standard, the mobile coverage availability information above may display different levels of coverage than those seen on the operators' websites. We would therefore recommend you also check the mobile provider's coverage checker. Mobile coverage data is created by coverage modelling, and since this is based on computer predictions is not error free.

Ofcom update the source data regularly (every month) and the mobile network operators update theirs, but there may be times when the maps are based on slightly different data and therefore show different coverage.

For further information about the Ofcom APIs, read their FAQs available here.

<https://www.ofcom.org.uk/siteassets/resources/documents/research-and-data/broadband-research/api-faqs?v=323603>

