



4 WILLOWBANK PLACE,
INSCH

OFFERS OVER £165,000

peterkins



4 Willowbank Place
Insch
AB52 6WZ

Offers Over £165,000

- 2 bedroomed semi-detached bungalow
- Quiet residential cul-de-sac
- Within walking distance of all local amenities
- Well presented throughout
- Great storage throughout
- Recently upgraded modern wet room
- Suitable for wheelchair user or someone with limited mobility
- Oil central heating
- Full double glazing
- Detached single garage
- Driveway
- Enclosed well maintained garden

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

EPC: C

Council Tax Band: C

Description: We are pleased to offer for sale this well presented 2 bedroomed semi-detached bungalow set in a quiet residential area within easy walking distance of the local shops and amenities on offer in the popular village of Insch. The accommodation comprises of a hallway, Lounge, Dining kitchen, Wet room and 2 double Bedrooms with built in wardrobes. There is a tarred driveway providing off street parking which leads to the detached single garage. Low maintenance garden to the front with a lovely well maintained and fully enclosed rear garden. Benefitting from oil central heating, full double glazing and ideal for someone with limited mobility or a wheelchair user. Early viewing is highly recommended to see all this property has to offer.

Location: Insch is an increasingly popular village with a railway station and is situated close to the A96 which both provide excellent commuting to the north and south. There is a primary school in Insch and transport is provided to secondary education at either Inverurie Academy or The Gordon Schools in Huntly. There are many local amenities including a Health Centre, a variety of shops and a Library. In addition, leisure activities include an 18 hole golf course, the Bennachie Leisure Centre and excellent hillwalking on the nearby Bennachie Range.

Directions: From Inverurie, travel north along the A96 and at the Oyne fork turn left. Continue through Oyne and proceed towards Insch. Take the first road into Insch and proceed into the village, turning left onto Willowbank Place. The property is situated on the right hand side of the road, as indicated by our For Sale sign.

Entrance: Entered at the side of the property, the welcoming hallway gives access to all living and bedroom accommodation. Storage cupboard housing the consumer unit and meter. Access loft hatch. Ceiling lights; smoke alarm; telephone point and heating thermostat. Mat well carpet onto wood effect flooring.

Kitchen: 10'2" x 9'8" (3.09m x 2.94m) Fitted with a range of base and wall units, coordinating worktops and splashback tiling. Slot in cooker with extractor hood above. Spaces plumbed for washing machine, tumble dryer and a dishwasher. Stainless steel sink with drainer and mixer tap. Window above with roller blind. The room provides space for a smaller style dining table and chairs. Downlights; smoke alarm; boiler control panel and wood effect flooring.

Lounge: 16' x 10'7" (4.87m x 3.22m) A bright well-presented room with a large picture window looking out to the front and filling the room with natural light. Ample space for a range of furniture and with a centered electric coal effect fireplace a marble surround. Ceiling light; smoke alarm and wood effect flooring.

Wet room: Recently installed modern wet room with a pocket door from the hallway, it comprises of a vanity wash hand basin with a motion activated LED mirror above, toilet and a large walk in shower with a glass screen and a mains fed shower head. Aqua paneled throughout with a range of chrome hand rails and fitments. Opaque window; downlights; extractor fan; heated towel rail and tiled flooring.



Bedroom 1: 11'8" x 9'2" (3.55m x 2.79m) A spacious bedroom that can easily accommodate a double bed along with a range of freestanding furniture. Built in wardrobe with sliding doors, hanging rails and shelving. Separate airing cupboard houses the hot water tank with further storage space. Window overlooks the rear. Ceiling light and carpet.

Bedroom 2: 9'6" x 8'1" (2.89m x 2.46m) Completing the accommodation, the second bedroom is also located to the rear with space for a double bed along with a range of freestanding furniture. Built in wardrobe with sliding doors, hanging rail and shelving. Window overlooks the garden. Ceiling light and carpet.

Outside: Off street parking provided on the tarred driveway leading to the detached Single garage. The garage houses the central heating boiler and benefits from light, power and a roller door. Open hatch gives access up into further overhead storage space. There is a window and door to the side for access from the garden.

The front is low maintenance laid with stone chips with a ramp and metal gate that give access to the fully enclosed rear garden. Ramp continues at the other side of the main door to the garden, it is mostly laid to lawn with borders of established trees and bushes and an area of patio along the rear providing a lovely spot for outdoor furniture.

Rotary clothes dryer and outdoor lighting.



Do you want the best mortgage for you?

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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.