



Ivy Cottage, Victoria Terrace,
Port Elphinstone, Inverurie

OFFERS OVER £310,000

peterkins



Ivy Cottage
Victoria Terrace
Port Elphinstone
Inverurie
AB41 3XB

Offers Over £310,000

- 3 bedroomed detached granite cottage
- Driveway and garage
- Quiet residential street
- Spacious living and bedroom accommodation
- Modern Kitchen, Utility room and Shower room
- Beautifully presented throughout
- Lovely low maintenance rear garden
- Gas Central heating
- Full double glazing

Viewing by appointment only
please contact 07989595012
or Peterkins (01467) 672800

EPC: C

Council Tax Band: E

Description: We are delighted to offer for sale Ivy Cottage, a 3 bedroomed detached granite cottage located in a quiet residential cul-de-sac in close proximity of the local primary school and all amenities that Port Elphinstone and Inverurie have to offer. The accommodation has been upgraded throughout with lovely modern décor, fitted kitchen, utility room and shower room. The ground floor comprises of an Entrance Hallway, Lounge, Dining Kitchen, Utility room, W.C and a double Bedroom. Upstairs, there are a further two generous sized Bedrooms, Shower room and an office/study. Benefiting from gas central heating and full double glazing. Outside, there is a driveway leading to the adjoining garage and both the front and rear gardens are beautifully maintained and presented. The rear garden has been thoughtfully landscaped providing a great spot for family gatherings and entertaining. Early viewing is highly recommended to appreciate all this property and location 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 High Street, continue over the bridge heading south and into Port Elphinstone taking a right onto Kemnay Road sign posted Port Elphinstone School. Turn up here and take a right onto Victoria Terrace, continue along the road where Ivy Cottage is on the left hand clearly identified by a Peterkins For Sale sign.

Entrance Hall: Entered at the front of the property through a UPVC door with fan light into the welcoming hallway leading across the ground floor accommodation. Cupboard houses the consumer unit and electric meter. Understairs cupboard with light provides great storage. Ceiling light fittings; smoke alarm; heating thermostat and wood effect flooring.

Lounge: 14'11" x 10' (4.54m x 3.04m) A good sized room set at the front of the property with space for a range of furniture. Window with fitted blinds. Ceiling light and wood effect flooring.

Bedroom: 11'11" x 10'3" (3.63m x 3.12m) This ground floor bedroom is spacious easily accommodating a double bed along with a range of freestanding furniture. The wardrobes are to remain. Window to the rear with fitted blinds. Downlights and wood effect flooring.

W.C: Comprising of a toilet and wall mounted wash hand basin with splashback tiling. Ceiling light; feature wallpaper and wood effect flooring.

Utility Room: 6'8" x 6'4" (2.03m x 1.93m) Fitted with base, wall and a floor to ceiling unit that houses the central heating boiler. Coordinating worktop and feature patterned splashback tiling around the room to dado height. Washing machine and tumble dryer can remain. Ceiling light and wood effect flooring. UPVC door with fan light opens to the rear garden.

Dining Kitchen: 20'9" x 11'4" (6.32m x 3.42m) The open plan dining kitchen is fitted with a modern range of base and floor to ceiling units with coordinating worktops and matching upstands. Sink set in with flexi mixer tap. Unit with roller shutter door and further contrasting base units continue along one side of the room providing great additional storage. The integrated NEFF appliances include a fridge, freezer, dishwasher, double ovens, induction hob with glass splashback and extractor hood above.

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The room provides ample space for a large dining table and chairs ideal for family gatherings. Dual aspect windows to the front and rear fill the room with natural light and are fitted with blinds. Downlights; ceiling light fitment and wood effect flooring.

Staircase to upper floor: Carpeted stairs lead up to the landing giving access to another two bedrooms, shower room and study. Downlights; smoke alarm and access hatch in to loft space.

Office/Storage: 7'1" x 5' (2.15m x 1.65m) This room has been utilized as a home office with a fitted desk. Velux provides natural light. Ceiling light and wood effect flooring.

Bedroom: 17'8" x 11'3" (5.38m x 3.42m) A generous bedroom with space for a king, queen or double bed along with a range of standalone furniture. Window to the front and Velux to the rear with fitted blinds. Downlights; USB sockets and wood effect flooring.

Shower room: Fitted with a modern suite comprising of a vanity wash hand basin with splashback and LED touch mirror above, concealed cistern toilet and a large shower enclosure with a mains fed rainfall and hose combo. Fitted base storage cupboards with display worktop. Opaque glazed windows with roller blinds. Downlights; extractor fan and wood effect flooring.

Bedroom: 18'6" at widest x 11'9" (5.63m x 3.58m) The final bedroom is currently set up as a walk in wardrobe but can easily accommodate a double bed. Window to the front and Velux to the rear both with fitted blinds. Downlights and wood effect flooring.

Outside: Tared driveway provides off street parking for 2 cars and leads to the adjoining garage which is a great size, with space for a car along with storage space. The front garden is laid to lawn with borders and a path of stone chips to the door. The garage benefits from power, light, tap and an electric roller door. There is an access hatch with Ramsay ladder into a floored loft space. There is a door at the rear for access from the garden. A gate to the side leads to into the rear garden which is fully enclosed making it ideal for a family with children and/or pets. The garden has been beautifully landscaped incorporating a large patio area providing a lovely spot for outdoor furniture. There is an area of artificial grass to one side and borders of stone chips. Outdoor lighting including downlights along the back fence on an automatic timer.

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.

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