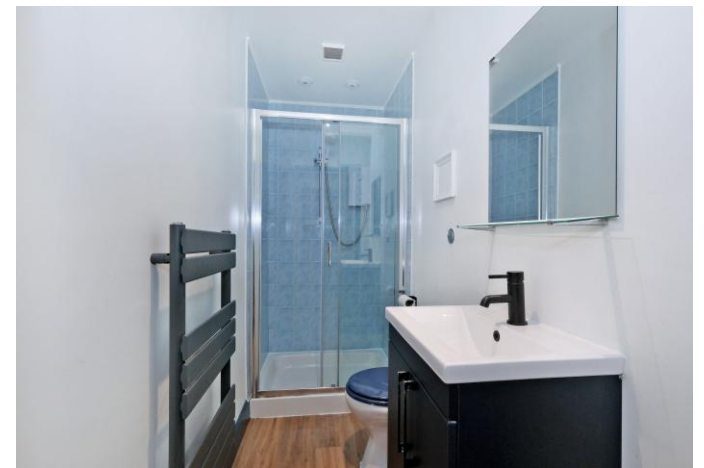




FLAT F, 13 VICTORIA STREET,  
INVERURIE

OFFERS OVER £120,000

peterkins



Flat F  
13 Victoria Street  
Inverurie  
AB51 3QS

Offers Over £120,000

- 2 bedroomed top floor flat set across two floors
- Well-proportioned living and bedroom accommodation
- Centre town location
- Lounge
- Kitchen
- Shower room
- 2 double bedrooms
- Bathroom
- Great storage with built in cupboards and wardrobes throughout
- Gas central heating
- Shared garden grounds with exclusive shed

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

EPC: C  
Council Tax Band: A

**Description:** We are pleased to offer for sale this 2 bedroomed top floor flat that is set across two floors and is located within an excellent town centre location within easy walking distance of the local shops and amenities on offer. The accommodation comprises of an Entrance hallway, Lounge, Shower room, Kitchen, inner staircase to the upper floor landing leading to a Bathroom and 2 double Bedrooms. Benefitting from gas central heating and full double glazing. There is shared garden grounds to the rear of the property, along with an exclusive storage shed. This property would be an ideal home for a first time buyer or someone looking for a buy to let investment and early viewing is highly recommended to see all this property has to offer.

**Location:** The property enjoys an excellent central location within a short walking distance of the thriving town centre. Inverurie offers a good range of amenities including sports centre, golf course, various sports clubs, a swimming pool and community centre. There is also a health centre, public library, three primary schools and secondary school. It is within good commuting distance of Dyce and Aberdeen and is approximately a twenty minute drive from Aberdeen Airport.

**Directions:** From Inverurie town centre continue along West High Street, taking the first exit at the mini roundabout onto Victoria Street. Number 13 is located on the left hand side, it is a top floor flat and is clearly indicated by Peterkins For Sale posters.

**Communal Hallway:** Wooden door at the front of the building opens into the communal hallway, follow the staircase to the top and Flat F is located straight ahead.

**Entrance Hall:** A wooden door with fanlight open into the welcoming hallway giving access to the Lounge, Shower room, Kitchen and a door to the inner staircase. Access hatch into loft space. Ceiling light; smoke alarm; coat hooks and wood effect flooring.

**Lounge: 13'9" x 12'9"** (4.19m x 3.88m) A detailed part glazed door opens into the bright and airy lounge with a large window filling the room with natural light. High ceilings with coving and painted wooden paneling around the room. Centered fireplace with a painted detailed surround and a marble inset and hearth. Light fitment with ceiling rose, television point and wood effect flooring.

**Shower room:** Comprising of a vanity wash hand basin with glass shelf and mirror above, toilet and a tiled shower enclosure with an electric shower head. Downlights; extractor fan; heated towel rail and wood effect flooring.

**Kitchen: 13'8" x 7'** (4.16m x 2.13m) Fitted with a range of base and wall units, coordinating worktops and splashback tiling. Single bowl stainless steel sink with drainer, mixer tap and a large window above. Single oven and gas hob with extractor hood above. Washing machine, tumble dryer and standalone fridge freezer. Central heating boiler located on the corner wall. Ceiling light; smoke and carbon monoxide alarm and tile effect flooring.



**Staircase to upper floor:** Door from the hall opens into the staircase leading to the upper floor landing giving access to the bathroom and 2 bedrooms. Understairs storage cupboard with coat hooks. A further two built in cupboards on the landing with fitted shelving and hanging rails providing great storage. Velux providing natural light. Ceiling light and smoke alarm.

**Bathroom:** Fitted with a 3 piece suite comprising of a toilet, wash hand basin with large fitted mirror above and a bath with splashback tiling throughout. Built in shelved cupboard. Opaque window. Ceiling light; chrome fittings and wood effect flooring.

**Bedroom: 9'9" x 8'3" (2.97m x 2.51m)** A good sized bedroom with space for a bed along with a range of furniture and a large window providing an open view. Ceiling light; television point and carpet.

**Bedroom: 11'9" x 9'9" (3.58m x 2.97m)** Completing the accommodation, this bedroom has ample space for a double bed along with a range of freestanding furniture. Built in wardrobes with hanging rails and shelving along with a fitted dressing table with mirror in the middle. Window with curtains, ceiling light; television point and carpet.

**Outside:** To the rear of the property there is a shared communal drying area as well as the benefit of exclusive access to a shed and shared use of the wash house.



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.