



39 GEORGE SQUARE,
INVERURIE

OFFERS OVER £210,000

peterkins



39 George Square
Inverurie
AB51 3XX

Offers Over £210,000

- 3/4 bedroomed semi-detached dwellinghouse
- Central Inverurie location
- Popular residential street
- Driveway
- Detached double garage
- Low maintenance gardens
- Well-proportioned living and bedroom accommodation throughout
- Within walking distance of local shops and amenities
- Gas central heating and full double glazing
- Good commuter base

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

EPC: C
Council Tax Band: D

Description: We are pleased to offer for sale this 3/4 bedroomed semi-detached dwellinghouse set on a popular residential street within easy of walking distance of the local schools, shops and amenities. The well-proportioned versatile accommodation is set over 2 floors, the ground floor comprises of an Entrance hall, Lounge, Bedroom, Kitchen, Dining area, Bedroom/Sitting room and W.C. Upstairs, there is 2 double Bedrooms and a family Bathroom. Benefitting from gas central heating and full double glazing. Outside, the garden grounds the front and rear are low maintenance and the driveway provides off street parking for several cars and leads up to the detached double garage. Early viewing is recommended to appreciate all this property 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: On entering Inverurie at BP roundabout continue into Inverurie over the River Don and turning right along St. James' Place. At the traffic lights turn left along the High Street. At "Craigdon" turn left onto George Square. Continue up George Square taking the first right and continue along following the road, number 39 is located on the right-hand side, clearly identified by a Peterkins For Sale Sign.

Entrance: A upvc door at the front of the property opens into the entrance hall which leads into the Lounge and the staircase to the upper floor. Window to the side provides natural light and a low level cupboard houses the fuse box and meter. Ceiling light; smoke alarm; coat hooks; fitted shelving and carpet with mat well.

Lounge: 14'3" x 13'6" (4.34m x 4.11m) The lounge is a good sized, bright room with wooden paneling and centered electric fire with detailed surround, marble inset and hearth. Large window to the front; ceiling light and wood effect flooring. Doors into the kitchen and bedroom.

Bedroom: 10'9" x 8'8" (3.27m x 2.64m) A versatile ground floor room that can accommodate a double bed along with a range of freestanding furniture. Built in deep wardrobe with double doors, hanging rails and shelving. Window with roller blind; ceiling light and wood effect flooring.

Kitchen: 10'8" x 8'9" (3.25m x 2.66m) Fitted with a range of base and wall units, coordinating worktops and splashback tiling. Slot in cooker with extractor hood above, dishwasher and American style fridge freezer. One and half bowl sink with drainer and mixer tap. Ceiling light fittings; boiler control panel and wood effect flooring.

Dining area: 8'1" at widest x 6'2" (2.46m x 1.87m) Open with the kitchen, this space provides space for a dining table and chairs in front of the French doors that open out to the rear garden. Built in cupboard with fitted shelving and plumbing for washing machine. Ceiling light; extractor fan and wood effect flooring.



Family room/Playroom/Bedroom: 9'8" x 7'7" (2.94m x 2.31m) A versatile room located to the rear of the property with large window filling the room with natural light. Ceiling light and wood effect flooring.

W.C: Comprising of a toilet and wash hand basin with splashback tiling around the room to dado height and matching floor tiles. Mirrored wall mounted storage unit. Downlights; extractor and chrome fittings.

Stairs to upper floor: The carpeted staircase leads to the upper floor landing giving access to the bathroom and 2 bedrooms. Window to the side with roller blind. Access hatch into loft space. Ceiling light and smoke alarm.

Bathroom: A fully tiled room comprising of a concealed cistern toilet, wash hand basin and a bath with glass screen and mains shower head above. LED mirror and heated towel rail. Opaque window; downlights; extractor fan.

Bedroom: 11' x 10'3" (3.35m x 3.12m) This room has ample space for a double bed along with a range of freestanding furniture. Benefitting from great storage with a fully shelved cupboard, wardrobes with sliding doors, hanging rails and shelving with further space above. Window with roller blind. Ceiling light and wood effect flooring.

Bedroom: 12' x 11'2" (3.65m x 3.40m) Completing the accommodation, this bedroom can also easily accommodate a double bed along with freestanding furniture. Window to the front with roller blind. Deep cupboard with hanging rail and shelving along with two double door wardrobes with hanging rails and shelving. Ceiling light and carpet.

Outside: The driveway provides off street parking for several cars and leads up to the detached Double Garage. The garage benefits from an up and over door, power and light. There is a window and door at the side. Inside, there is a fitted bar ideal for entertaining.

The remaining garden ground to the front and rear are low maintenance laid with stone chips and paving with some established plants and bushes. Outdoor lighting and tap.



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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.