



5 Gourdie Park, Potterton,  
AB23 8UD

Offers Over £250,000

**peterkins**



## 5 Gourdie Park, Potterton, AB23 8UD

Offers Over £250,000

- Appealing Detached Dwellinghouse
- Stunning Open Countryside Views
- Living/Dining Room
- Well-Equipped Kitchen
- Utility Room
- Master Bedroom with En-Suite Shower Room
- Two Further Double Bedrooms
- Bathroom with an Over Bath Shower
- Gas Central Heating
- Double Glazing
- Extremely Well-Maintained Gardens
- Driveway & Single Garage

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Ref: 43404/2

### Description:

Early viewing is essential to appreciate the stylish interior of this appealing **three-bedroom detached dwellinghouse** situated in the lovely village of Potterton. Enjoying a pleasant position with stunning open countryside views to the front of the house, this immaculately presented property offers flexible family accommodation which spans over two floors and comprises of: Entrance vestibule; living/dining room; inner hallway; well-equipped kitchen; utility room; double bedroom with a built-in wardrobe; bathroom with an over bath shower. Upper Floor: Master bedroom with built-in wardrobes and an en-suite shower room; further double bedroom with built-in wardrobes. Outside there are extremely well-maintained gardens and a driveway to the side of the house which leads up to a single garage. The property benefits from gas central heating and double glazing. The fitted flooring, all white goods (apart from the additional freezer), light fittings, blinds and curtains will be included in the sale.

### Location:

Potterton is a small quaint village surrounded by fields and farmland only seven miles from Aberdeen City Centre. There is a frequent bus service to the city and Dyce Airport is less than 10 minutes' drive away. The industrial estates at both Dyce and Bridge of Don are within easy commuting distance and access to the north and south of city is via the AWPR bypass route which is situated only a few minutes' drive from the property. Potterton also has a great family run pub, coffee shop and community hall running various activities.

### Directions:

From Aberdeen, travel north along the A90 Aberdeen/Ellon road, taking the first exit at the B&Q roundabout, onto the B999 Pitmedden/Tarves road. Follow the road until you reach Potterton and take the first road on the left onto Gourdie Park. Number 5 is situated on the right-hand side of the road as indicated by our "For Sale" sign.

### The accommodation comprises of:-

#### Entrance Vestibule:

A part glazed exterior door gives access to the entrance vestibule; coat hooks; ceiling cornice; pendant light fitting; laminate flooring; a glass panelled door leads through to the living/dining room.

#### Living/Dining Room: 21'7" x 14'5" (6.59m x 4.40m) approx.

Generously proportioned living room with two windows to the front of the house fitted with "Venetian" blinds which provide wonderful open views over the surrounding countryside; two radiators; smoke detector; ceiling cornice; pendant light fitting and chandelier style light fitting; laminate flooring; a glass panelled door leads through to the inner hallway.



#### Inner Hallway:

The inner hallway has a carpeted staircase with balustrade and handrail which leads to the upper floor; large under stair storage cupboard housing the electric meter and consumer unit; radiator; smoke detector; ceiling cornice; pendant light fitting; laminate flooring; doors leading to the kitchen, bedroom and bathroom.

#### Kitchen: 13'3" x 8'7" (4.05m x 2.62m) approx.

Well-equipped kitchen fitted with an excellent range of white base and wall mounted cabinet linked by co-ordinated work surfaces and ceramic wall tiles; under cabinet lighting; 1.5 x stainless steel sink and drainer with a mixer tap; gas hob with an extractor hood above; built-in oven; fridge/freezer; dishwasher; fitted kitchen dresser; window fitted with "Venetian" blinds overlooks the rear garden; radiator; heat detector; spotlight fitting and downlighters; laminate flooring; door to the utility room. **Note:** The additional freezer will not be included in the sale.

#### Utility Room: 10'8" x 5'2" (3.25m x 1.57m) approx.

Functional utility room fitted with a white base unit complimented by a black work surface and splashback tiling; stainless steel sink and drainer with a mixer tap; washing machine; tumble dryer; two shoe storage units; window with a rear garden aspect; radiator; smoke detector; extractor fan; ceiling light fitting; matwell; laminate flooring; a part glazed exterior door gives access to the rear garden.

#### Bedroom 3: 12'6" x 8'0" (3.80m x 2.43m) approx.

Spacious third double bedroom with a window to the rear of the house fitted with a roller blind; built-in wardrobe; radiator; pendant light fitting; laminate flooring.

#### Bathroom:

The bathroom is fitted with a white three-piece suite comprising of: W.C. with a concealed cistern, wash hand basin set into a vanity unit and bath complete with an overhead mixer shower and glass sliding shower screen; wall tiles around suite; shaver point; frosted window to the side the property fitted with "Venetian" blinds; radiator; extractor fan; ceiling light fitting; laminate flooring.

#### Upper Hallway:

Balustrade; built-in airing cupboard housing the hot water tank; hatch to the partly floored loft; "Velux" window; smoke detector; pendant light fitting; fitted carpet; doors to the remaining bedrooms.

#### Master Bedroom: 12'6" x 11'5" (3.81m x 3.46m) approx. at widest points.

Well-presented and deceptively spacious master bedroom with fabulous open views over the surrounding countryside; window fitted with a roller blind; built-in wardrobes with sliding doors provide great hanging and storage facilities; radiator; smoke detector; pendant light fitting; fitted carpet; door to the en-suite shower room.

#### En-Suite Shower Room:

The modern and recently installed en-suite shower room is fitted with a white three-piece suite comprising of: W.C. with a concealed cistern, wash hand basin set into a vanity unit and a marble effect aqua panelled shower enclosure complete with a mixer shower and rainfall/handheld fittings; shaver point; wall mounted glass display shelf; "Velux" window; ladder style radiator; extractor fan; downlighters; luxury vinyl floor tiles.

#### Bedroom 2: 11'4" x 8'7" (3.46m x 2.61m) approx.

Light and airy double bedroom with a rear garden aspect; window fitted with a roller blind; built-in wardrobes with sliding mirrored doors and additional eave access provide excellent hanging and storage space; radiator; smoke detector; pendant light fitting; fitted carpet.







#### Outside:

There are extremely well-maintained gardens to the front and rear of the house.

The front garden is mainly laid to grass with a granite chipped area filled with mature shrubs; a paved pathway leads up to the front door.

The fully enclosed rear garden provides a safe environment for children and pets and is mainly laid to grass with well stocked shrub/plant borders and paved/granite chipped patio areas, ideal for outdoor entertaining. In addition, there is a feature cherry blossom tree and raspberry bushes together with hot and cold outdoor water taps, storage bunker and timber garden shed.

**Note:** The gas meter is located in the garage.

#### Parking/Garage:

A tarred driveway leads up to the single garage which has an up and over insulated door together with power and light installed. The central heating boiler and outside water tap is also The garage would also be suitable to convert to an office or home gymnasium.

#### Other Information:

EPC: Band C

Council Tax: Band E

Tenure: Ownership



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 01224 428000. 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.

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