



36 ST THOMAS,
MONYMUSK

OFFERS OVER £270,000

peterkins



36 St Thomas
Monymusk
AB51 7HQ

Offers Over £270,000

- 3 bedroomed detached dwellinghouse
- Single garage and driveway
- Quiet residential street in a modern development
- Spacious accommodation throughout
- Ideal family home
- Beautifully presented and decorated throughout
- Fully enclosed garden to the rear
- Good commuter base for Inverurie, Westhill, Dyce and Aberdeen

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

EPC: C
Council Tax band: E

Description: We are delighted to offer for sale this beautifully presented **3 bedroomed detached dwellinghouse**, set in the delightful village of Monymusk in a quiet residential area within easy walking distance of the local primary school. The accommodation is well presented and decorated throughout and comprises of an entrance hallway, lounge, open plan dining kitchen, utility room, W.C., family bathroom, 2 double bedrooms and a master bedroom with an ensuite shower room. The property benefits from oil central heating and full double glazing throughout. Outside, the driveway provides off street parking and leads to the integral single garage. The rear garden is fully enclosed making the property ideal for a family with children and/or pets. Early viewing is highly recommended to see all this property has to offer.

Location: Set in the heart of the idyllic village of Monymusk, the property is located close to Monymusk Primary school. Kemnay and Alford are also nearby for secondary schooling. Nearby Inverurie boasts a good range of shops and amenities. Monymusk is also an ideal commuter base for Aberdeen, Inverurie and the Industrial estates of Westhill, Bridge of Don and Dyce.

Directions: On entering Monymusk from the Kemnay/Alford Road continue down into the Village passing the Grant Arms Hotel on the left. After a short distance take the road on the left signposted St.Andrews and then take the first road on the right into St Thomas. Continue straight on and number 38 is located on the left hand side and is clearly identified by a Peterkins For Sale sign.

Entrance Hall: Entered through a part glazed front door, the hallway gives access to the Lounge, Dining Kitchen, W.C. and stairs to the upper floor. Window to the side; ceiling light; smoke alarm and wood effect flooring. Understairs cupboard with fitted coat hooks houses the consumer unit and meter.

W.C.: Comprising of a toilet and wash hand basin with splashback. Ceiling light; extractor fan; chrome fittings and wood effect flooring.

Lounge: 15'5" x 11'8" (4.69m x 3.55m) A well-presented, bright and good sized room with space for a range of freestanding furniture and wooden paneling throughout. Large window to the front fills the room with natural light. Ceiling and wall light fittings; smoke alarms and wood effect flooring.

Kitchen Diner: 21'4" x 10'11" (6.50m x 3.32m) An open plan room set across the rear of the property with French doors that open out to the decking in the rear garden ideal for summer entertaining and fill the room with natural light. The kitchen is fitted with a modern range of units and coordinating worktops that extend to a breakfast bar with space for several stools. The quality integrated appliances include a dishwasher, eye level oven, fridge freezer, induction hob and overhead housing with extractor fan. Single bowl sink with drainer and mixer tap. The dining area is fitted with bench seating and has space for a large dining table and further chairs. Downlights and feature ceiling light fitting; smoke alarm and wood effect flooring.

Utility room: 9'6" x 5'11" (2.89m x 1.80m) Fitted with base and wall units, coordinating worktops and a single bowl sink with drainer and mixer tap. Spaces plumbed for washing machine and tumble dryer. Ceiling light; extractor fan; smoke alarm; carbon monoxide alarm and wood effect flooring. Door to the garden and a door into the single garage.



Staircase to upper floor: Carpeted staircase leads to the upper floor landing giving access to 3 bedrooms and family bathroom. Storage cupboard housing the hot water tank. Access hatch with Ramsay ladder into the loft space. Ceiling light and smoke alarm.

Bedroom: 12'3" x 7'9" (3.73m x 2.36m) A good sized room with window to the front and built in wardrobe with hanging rail and shelving. Window to the rear. Ceiling light and carpet.

Bedroom: 10'8" x 9'6" (3.25m x 2.89m) This room provides ample space for a double bed along with a range of freestanding furniture. Built in wardrobe with hanging rail and shelving. Velux with fitted blind; ceiling light and carpet.

Bathroom: Fitted with a 3 piece suite comprising of a concealed cistern toilet, vanity wash hand basin and a bath with glass screen and mains fed shower head above. Splashback tiling to dado height and coordinating textured tiling around the bath. Downlights; extractor fan; shaver; Velux and tiled flooring.

Master Bedroom: 15'7" at widest x 11'1" at widest (4.74m x 3.37m) A generous sized master bedroom with a fitted bed and side tables with further space for a range of free standing furniture. Built in double door wardrobe with hanging rail and shelf. Window to the front. Downlights and carpet.

Ensuite: Fitted with a concealed cistern toilet, vanity wash hand basin and a shower enclosure with a rainfall and shower head combo. A mixture of coordinating splashback tiling and matching floor tiles. Opaque Velux; heated towel rail; shaver point; downlights and extractor fan.

Outside: To the front of the property there is an area of lawn and a paved path leading to the front door. Tared driveway provides off street parking in front of the single garage. **Garage** (17'8" x 9'9") can be accessed from the utility room and benefits from an up and over door, power, light and houses the central heating boiler. The rear garden is fully enclosed making it ideal for a family with children and/or pets. It is mostly laid to lawn with borders of stone chips and bark with established plants and a great wooden decking ideal for outdoor summer entertaining. Outdoor security lighting.



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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.