

CRAIGSHANNOCH,
AUCHLEVEN, INSCH

FIXED PRICE £255,000

peterkins



Craigshannoch
Auchleven
Insch
AB52 6QB

Fixed Price £255,000

- 4 bedroomed detached dwellinghouse
- Single garage
- Driveway
- Spacious living and bedroom accommodation throughout
- Ground floor double bedroom with ensuite
- Open plan dining kitchen
- Oil central heating and double glazing
- Enclosed rear garden
- Good commuter base

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

EPC: C
Council Tax Band: E

Description: We are pleased to offer for sale Craigshannoch, a 4 bedroomed detached dwellinghouse set within the quiet, idyllic village of Auchleven which is only a short distance from Insch as well as Inverurie. The property benefits from spacious living and bedroom accommodation throughout, the ground floor comprises of an Entrance Vestibule and Hallway, Lounge, open plan Dining Kitchen, Utility room and a Bedroom with Ensuite shower room that can also be accessed from the main hallway. The upper floor consists of 3 Bedrooms and a Family Bathroom. Outside, the driveway provides off street parking and leads to the single garage. The rear garden is fully enclosed and set across a few levels with steps leading up to a patio area, decking and with a range of established trees and bushes. Early viewing is highly recommended to appreciate all this property has to offer.

Location: Auchleven is a quiet rural village which has an excellent primary school, village hall and active community catering for all ages from toddler groups to retirement. Secondary education is catered for at The Gordon Schools at Huntly or Inverurie Academy to which transport is provided. Insch lies approximately 2 miles west of Auchleven which is a popular and expanding residential village with local shops for everyday needs. There is also a regular train service from Insch. The property lies close to the A96 commuter road and only 10 minutes from Inverurie where there is a large range of shops, services and amenities.

Directions: From Inverurie travel on the A96 towards Insch. At the Oyne fork take turn left and drive through the Village of Oyne continuing towards Insch turning left at the signpost for Auchleven. Continue along until reaching the cross roads within the Village, and take a left. Craigshannoch is located a short distance along on the right hand side clearly identified by a Peterkins For Sale sign.

Entrance: Entered at the front of the property through a wooden door with opaque glazed side panels into the vestibule which is a great size with space for a range of shoe and coat storage. Ceiling light; telephone point and tiled floor with mat well. Glazed door and side panel with blinds into the hallway.

Hallway: The welcoming hallway gives access to the ground floor Bedroom, Shower room, Lounge, Kitchen and the staircase to the upper floor. Understairs cupboard houses the consumer unit and meter. Ceiling light; smoke alarm and tiled floor.













Bedroom: 12’6’’ x 9’6’’ (3.81m x 2.89m) A generous sized bedroom on the ground floor with a bay window overlooking the front of the property and fitted with a roman blind and curtains. Ceiling light and carpet.
Ensuite: The ensuite is also accessed from the main hallway and comprises of a toilet, wash hand basin with splashback tiling and glass shower above and an aqua panelled shower enclosure with mains fed shower head. Ceiling light; extractor fan; shaver point and tile effect flooring.

Lounge: 17’7’’ x 12’6’’ (5.35m x 3.81m) A bright and airy lounge with large window to the front and double doors that open into the dining kitchen creating a great open flow and ideal for family living. Window with blind; ceiling light; smoke alarm; telephone and television points and wooden flooring.

Dining Kitchen: 23’8’’ x 9’9’’ (7.21m x 2.97m) Set along the rear, the kitchen is fitted with a range of freestanding base and wall units, coordinating worktops and splashback tiling. Integrated appliances include a fridge, dishwasher, oven and hob with extractor hood above. One and a half bowl sink with drainer and mixer tap. Windows with blinds look out to the rear garden. Ample space for a large dining table and chairs. Ceiling light fitments; smoke alarm; telephone point and tile effect flooring. Door into the utility room.

Utility room: 9’9’’ x 5’6’’ (2.97m x 1.67m) Fitted with a wall of base units, coordinating worktops and matching upstands. Single bowl sink with drainer and mixer tap. Undercounter freezer and further space plumbed for washing machine. Ceiling light and tile effect flooring. Part glazed door to the rear.

Staircase to upper floor: Staircase leads to the upper floor landing leading to the family bathroom and 3 bedrooms. Velux and two built in cupboards either side, one of which houses the hot water tank. Ceiling light; smoke alarm and wooden floor.

Bedroom: 12’11’’ x 12’1’’ (3.93m x 3.68m) A large room with ample space for a double, king or queen sized bed along with a range of freestanding furniture. Window to the front with open views and roman blind. Wardrobe with mirrored sliding doors, hanging rails and shelving. Separate cupboard with shelving and hanging rail. Ceiling light; telephone and television points and completed with wood effect flooring.

Family Bathroom: Fitted with a 4 piece suite comprising of a toilet, wash hand basin and a bath with screen and a shower head above. Splashback tiling throughout with Velux providing natural light. Ceiling light; extractor fan; shaver point and wood effect flooring.

Bedroom: 12’6’’ x 12’2’’ (3.81m x 3.70m) Another good sized double bedroom with a window looking out to the front. Wardrobe with hanging rail and shelf. Ceiling light and wood effect floor.

Bedroom: 9’5’’ x 9’2’’ (2.87m x 2.79m) Completing the accommodation, this bedroom can accommodate a single bed. Velux with blind; ceiling light and wood effect flooring. Access hatch into loft space.









Outside: The tarred driveway at the front of the property provides off street parking and leads to the garage. The Single garage houses the central heating boiler and benefits from an up and over door, power and light. Door at the rear for access from the rear garden.
The remaining garden to the front of laid with stone chips and established trees and bushes.
Path along the side leads to the wooden gate into the rear garden which is fully enclosed. The garden is terraced with steps leading up to a patio area and then onto a wooden deck providing lovely spots for outdoor entertaining. Borders of stone chips and wooden bark with a variety of established hedges, bushes and plants.
Outdoor security lights.

Do you want the best mortgage for you?
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