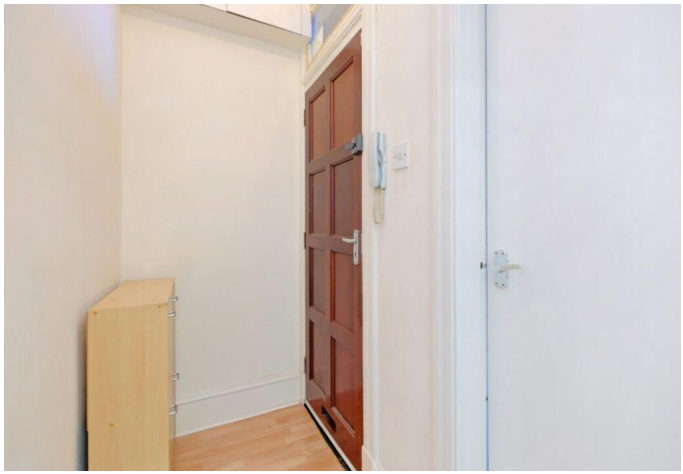


5D VICTORIA STREET,
INVERURIE, AB51 3QS

OFFERS OVER £60,000

peterkins













5D VICTORIA STREET
INVERURIE
AB51 3QS

Offers Over £60,000

- One bedroomed first floor flat
- Central town location
- Storage heating and full double glazing
- Neutral décor throughout
- Exclusive stone shed and further communal outhouses
- Shared drying green

Viewing by appointment only telephone 07425 361704 or Peterkins Solicitors on (01467) 672800

EPC: D
Council Tax Band: A

Description: Located within a traditional granite tenement building this one bedroomed first floor flat is decorated neutrally throughout. The accommodation comprises of an entrance hallway, lounge leading into the kitchen, shower room and a generous sized double bedroom. The property benefits from storage heating and full double glazing. The property has maintained some of the original features including original coving and deep skirtings. To the outside there is a shared garden, drying green, communal sheds and outhouse along with an exclusive shed for storage.

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, cottage hospital, several large supermarkets, swimming pool, sports centre, community 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 Kingswells, Westhill, Dyce and Aberdeen city centre.

Directions: From Inverurie town centre continue along West High Street, taking the first exit at the mini-roundabout onto Victoria Street. Number 5 is located a short distance along here on the left hand side, it is a first floor flat clearly indicated by Peterkins For Sale posters.

Entrance: Entered through a wooden front door the entrance hallway gives access to all accommodation. Fanlight above door. Ceiling light fitment. Smoke detector. Upper level cupboard houses the fusebox and meters. Decorated in neutral colours. Intercom system. Wood effect laminate flooring.

Lounge: 10'7" x 7'5" (3.22m x 2.26m) The lounge is located to the rear of the property with dividing wall partioning the lounge from the kitchen. A window floods the room with natural light. The room is decorated neutrally with ceiling light fitment, television and telephone points. Wood effect laminate flooring. Opening gives access into the kitchen.

Kitchen: 10'9" x 4'9" (3.27m x 1.44m) The kitchen is also located to the rear of the property. The window also providing lots of natural light to the kitchen. Decorated neutrally. The kitchen itself is fitted with a range of wall and base units. Single oven with ceramic hob above and stainless steel chimney style extractor hood above again. Plumbed for washing machine. Space for under unit fridge. Single bowl stainless steel sink with mixer tap and drainer. Wood effect frontals with granite effect laminate worktop. Tiled splashbacks and tile effect flooring. Please note the washing machine and fridge will be included in the sale.





Bedroom: 13’1” x 11’10” (3.98m x 3.60m) The bedroom is located to the front of the property and is exceptionally spacious with large double window which floods the room with natural light. Window has curtains. The bedroom has ample space for large double bed and two single built in wardrobes, there are also smaller storage cupboards above. The bedroom is decorated in neutral tones with feature ceiling light fitment. Neutral coloured carpet.

Shower room: 6’4” x 5’5” (1.93m x 1.65m) The shower room is fitted with a white two piece suite comprising W.C. and wash-hand basin. Separate corner shower cubicle with electric shower. Aqua panelled to dado height and to three quarter height in the shower cubicle, the shower room is decorated neutrally with ceiling light fitment, extractor fan, tile effect laminate flooring.

Outside: 5d Victoria Street is located on the first floor of a granite building. Entrance door to the building is painted wood. Entrance vestibule is well kept with mosaic tile effect floor. Communal stairwell leads to the upper floor. There is also a door to the rear of the property which gives access to the patio area, sheds and drying green. There is a stone shed exclusive to the property and further stone sheds and outhouse which are communal to the building. Up some steps there is a large drying green area, again entirely communal. There is also bin storage on the lower level.

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 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.

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Tel 01467 672800 Fax 01467 672819 Email invprop@peterkins.com