



2 BROOMLEA COTTAGES,
KINTORE

OFFERS OVER £125,000

peterkins



2 Broomlea Cottages Kintore AB51 0XS

Offers Over £125,000

- 2 bedroomed semi-detached dwellinghouse
- Quiet location set on the outskirts of Kintore
- Open countryside views
- Well-proportioned living and bedroom accommodation throughout
- Oil central heating and full double glazing
- Single garage
- Parking to the front
- Enclosed garden
- Good commuter base

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

EPC: E
Council Tax Band: B

Description: We are pleased to offer for sale this 2 bedroomed semi-detached dwellinghouse set in a peaceful location with stunning open countryside views just on the outskirts of Kintore. The well-proportioned living and bedroom accommodation is set across 2 floors, the ground floor comprises of a Porch, Kitchen, Sunroom and Lounge. The upper floor consists of a Shower room and two double Bedrooms. The property benefits from oil central heating and full double glazing. Outside, the surrounding garden is low maintenance mostly laid with stone chips and slabs with some established trees and plants. Parking is provided along the front of the property and there is a Single Garage located a short distance away. Early viewing is recommended to appreciate all this property has to offer.

Location: Just a short drive from the village of Kintore which is located to the north of the city and is particularly popular with families. There is a wide range of local amenities including shops, bank, post office, library and hotel. The village also enjoys an 18-hole golf course with clubhouse. The property lies within the catchment area of Kintore Primary School whilst Secondary Education is catered for at nearby Kemnay Academy. Kintore is within a short commuting distance to Inverurie, Dyce and Aberdeen. Kintore also benefits from a railway station and good bus service.

Directions: From Inverurie take the A96 towards Kintore, taking the second slip road for Kintore, signposted Dunecht. At the junction turn right, then right again at the roundabout onto the Kemnay road. Continue along this road for about a mile, turning left at the sign for Whitestones. Thereafter turn right at the sign for Broomlea Cottages and number 2 is the last on the left clearly identified by a Peterkins For Sale sign.

Porch: 5'11" x 5'7" (1.80m x 1.70m) A wood effect upvc door opens into the porch which leads through to the kitchen. The porch is well lit with windows on three sides and with ceiling light fitment and carpet.

Kitchen: 15'5" at widest x 13'6" at widest (4.69m x 4.11m) Fitted with a range of base and wall units, coordinating worktops and splashback tiling. Single bowl sink with drainer, mixer tap and a window above overlooking the front along with another to the rear both filling the room with natural light. Appliances include an oven and gas hob with extractor hood above. Standalone fridge freezer, washing machine and tumble dryer all to remain. Understairs storage cupboard. Ceiling light fitments; wall shelving and wood effect flooring. Door into the inner hallway.

Inner Hallway: This hallway leads from the kitchen to the sunroom, lounge and staircase to the upper floor. Ceiling light; smoke alarm and carpet.

Sun room: 16'4" x 11'9" (4.97m x 3.63m) Double doors open into the sunroom, a great addition to the property providing a large, lovely bright living space with several windows enjoying the open view including a glazed door that opens out to the rear garden. Windows and doors with roller blinds. Ceiling fan light; television points and tile effect flooring.



Lounge: 16'4" x 10" (4.97m x 3.04m) A good sized room with dual aspect windows and ample space for a range of lounge furniture. Ceiling and wall lights; fitted shelving and carpet.

Staircase to upper floor: Carpeted staircase leads to the upper floor landing and onto the shower room and bedrooms. Window; ceiling light and smoke alarm. Access hatch into loft space.

Bedroom 1: 15'7" x 10'1" (4.74m x 3.07m) Ample space for a double bed along with a range of freestanding furniture. Windows to the front and rear with lovely open view. Built in shelved cupboard along with fitted shelving. Ceiling light and carpet.

Shower room: The shower room has aqua paneling throughout and comprises of a toilet, wash hand basin and a shower enclosure with a electric shower head. Ceiling light; extractor fan; opaque window; heated towel rail and wood effect flooring.

Bedroom 2: 10'1" x 9'7" (3.07m x 2.92m) Completing the accommodation, this bedroom can also accommodate a double bed. There is a wall of built in wardrobes with shelving and hanging rails. Window to the rear; ceiling light and carpet.

Outside: Parking is provided along the front of the property and the surrounding garden ground is fully enclosed with a stone wall ideal for young children and/or pets. It also has the benefit of being low maintenance mostly laid with stone chips and paving slabs along with some established trees and plants. Ample outdoor storage provided with a two wooden sheds, and a metal shed that houses the gas canister connected to the hob. There is also a greenhouse ideal for the keen gardener. Outdoor lighting and tap. Rotary clothes dryer.

Do you want the best mortgage for you?

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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.