



14 CONGLASS DRIVE,
INVERURIE AB51 4LB

OFFERS OVER £240,000

peterkins



14 Conglass Drive
Inverurie
AB51 4LB

Offers Over £240,000

- 3 bedroomed semi-detached dwellinghouse
- Quiet residential street
- Close to local shops and amenities
- Driveway
- Integral single garage/utility room
- Well-proportioned living and bedroom accommodation
- Enclosed low maintenance rear garden
- Gas central heating and double glazing
- Good commuter base

Viewing by appointment only
please contact
07743725106 or Peterkins on
(01467) 672800

EPC: C

Council Tax Band: D

Description: We are delighted to offer for sale this 3 bedroomed semi-detached property set in a popular residential area on a quiet cul-de-sac within Inverurie close to the local shops and amenities on offer. The well proportioned accommodation is set across two floors, the ground floor comprising of a Lounge and an open plan bright Dining Kitchen. The upper floor consists of a Master bedroom with French doors with Juliette balcony and a walk in wardrobe, Family bathroom, a double Bedroom with built in wardrobes and a single Bedroom. The integral single garage can be accessed from the Lounge and benefits from a fitted Utility area. Outside, there is a driveway providing off street parking at the front and the rear garden is fully enclosed and low maintenance. Early viewing is recommended to appreciate all this property has to offer.

Location: Pleasantly situated from the many amenities Inverurie has on offer. The town has an excellent range of shopping facilities and a full range of leisure pursuits both indoor and outdoor are at hand including bowling, swimming, golf and tennis. There is also a health centre, public library, three primary schools and secondary school. Regular bus and train services to Aberdeen also mean that Inverurie is within easy commuting distance of the city, being only 16 miles away. The Industrial Estates and offices to the west of the city together with Aberdeen Airport can be reached without entering the city centre.

Directions: From the centre of Inverurie continue up West High Street and onto North Street. At the roundabout go straight across and take the first turning on the left into Conglass Road. Take the first turning on the left onto Gordon Road, then first right into Conglass Drive, continue along a short distance and number 14 is on the left hand side clearly identified by Peterkins For Sale sign.

Entrance: Entered at the front of the property through a part glazed door with stained glass details into a hall space that leads through to the lounge and up the stairs to the upper floor. Downlights; smoke alarm; coat hooks; consumer unit over head and tiled flooring.

Lounge: 14'7" x 9'8" (4.44m x 2.94m) A good sized lounge with space for a range of freestanding furniture and a window overlooking the front with blinds and curtains. Understairs storage cupboard. Door into the garage. Downlights; carbon monoxide alarm; television points and tiled flooring. Double glazed doors open into the kitchen.

Kitchen Diner: 23'1" x 11'9" (7.03m x 3.58m) This bright and generous sized open plan room consists of the fitted modern kitchen and provides ample space for a large dining table and chairs. Large windows fill the space with natural light and French doors open out to the garden. The kitchen is fitted with a range of white gloss units with coordinating worktops, upstands and splashbacks. Stainless steel sink is set in with worktop drainer and mixer tap. Worktop extends to a breakfast bar with space for several stools. The integrated appliances include a dishwasher, oven, combination microwave, wine fridge and a gas hob with chimney style extractor hood. Space with an American style fridge freezer. Windows and doors fitted with blinds; downlights; television point and tiled floor.

Staircase to upper floor: Carpeted staircase leads to the upper floor landing giving access to the bedroom accommodation and family bathroom. Access hatch into loft space. Downlights and smoke alarm.



Bedroom 1: 14'11" x 10'3" (4.54m x 3.12m) A generous sized bedroom with ample space for a double, king or queen sized bed along with a range of freestanding furniture. French doors with fitted blinds and Juliette balcony to the front of the property. Downlights and carpet. Walk in wardrobe with a range of shelving, drawers and hanging rails. Downlights; opaque window; coat hooks and carpet.

Bathroom: Fitted with a 4 piece suite comprising of a concealed cistern toilet, "His and Hers" wash hand basins with storage below and a fitted mirror above, corner bath and a large walk in shower with rainfall and hose combo. Aqua paneling throughout with coordinating floor tiling. Downlights; extractor fan; opaque window; heated towel rail and a large fitted mirror.

Bedroom 2: 12'11" at widest x 10'6" (3.93m x 3.20m) Another double bedroom benefitting from built in storage with wardrobes with hanging rails and shelving and a separate shelved cupboard. Two windows to the front both with roller blinds. Downlights and carpet.

Bedroom 3: 11'3" x 7'9" (3.42m x 2.36m) Completing the accommodation, this versatile bedroom would suit a single bed or a home office if desired. Window with blind and curtains to the rear. Ceiling light fitment; television point and carpet.

Outside: Tarred driveway at the front provides off street parking for several cars and leads to the garage. The single garage (24'2" x 10'4") can be accessed from the lounge and benefits from an electric roller door, power and light. There is a utility area fitted with base units, coordinating worktops, upstands and a sink, drainer and mixer tap. Space plumbed for washing machine. Window and glazed door to the garden. The central heating boiler is located on the corner wall. Wooden gate at the side leads into the rear garden which is fully enclosed ideal for a family with children and/or pets and is low maintenance mostly laid with paving and stone chips. Outdoor lighting. Wooden shed.

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.