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13 Ash Grove,
Inverurie AB51 6AT

OFFERS OVER £325,000

peterkins



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Inverurie
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- 4 bedroomed detached dwellinghouse
- Large driveway and Double garage
- Quiet residential cul-de-sac
- Corner plot with open views
- Within walking distance of local school
- Spacious living and bedroom accommodation throughout
- Well presented and neutrally decorated
- Gas central heating and full double glazing
- Good commuter base

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

EPC: B

Council Tax Band: F

Description: We are delighted to offer for sale 13 Ash Grove, a 4 bedroomed detached ideal family home set in a quiet residential cul-de-sac on a great corner plot with lovely open views and within easy walking distance of Uryside Primary School. The property is well presented throughout and benefits from spacious living and bedroom accommodation set across 2 floors. The ground floor comprises of a Lounge, clk/WC, Utility room and an open plan Dining Kitchen with French doors that open out to the rear garden. On the upper floor there are two spacious double Bedrooms both with en-suite Shower rooms, another two good sized Bedrooms, a Walk in wardrobe and a Family Bathroom. Externally, there is a tarred driveway in front of the Double Garage along with another section at the front of the property providing ample parking for 5-6 cars. The garden to the rear is fully enclosed making it ideal for a family with young children and/or pets. Early viewing is highly recommended to see all this property has to offer.

Location: Inverurie is an expanding, prosperous town located only 16 miles from Aberdeen city centre. There is an excellent range of retail outlets and local shops, a health centre, 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 Westhill, Dyce and Aberdeen city centre.

Directions: From Inverurie Town Square follow the B9170 towards Oldmeldrum taking the third road on the left into Uryside Drive. Thereafter take the second road on the right into Ash Grove. Continue down the street to the end of the cul-de-sac where no. 13 is located on the right hand side clearly identified by a Peterkins For Sale sign.

Entrance Hallway: Entered through the UPVC front door into the welcoming hallway which gives access to the Lounge, W.C/clk, Dining Kitchen and the staircase leading to the upper floor accommodation. Heating thermostat control; ceiling light fitments; smoke detector; window with blind; mat well carpet leads onto wood effect flooring.

Lounge: 20'7" x 10'9" (6.27m x 3.27m) Glazed double doors open from the hallway into the lounge which is bright and a good size with ample space for a range of freestanding furniture. Window overlooking the front. Ceiling light fitment; television and telephone points and completed with carpet.

W.C/Clk: Comprising of a toilet and wash hand basin along with ample space for coat hooks and shoe storage. Ceiling light fitment; extractor fan; fitted coat hooks and tile effect flooring.



Dining kitchen: 26'9" x 10'4" (8.15m x 3.14m)

Very spacious dining kitchen set at the rear of the property with French doors that open out to the garden. Fitted with a range of base, wall and drawer units with coordinating worktop and matching upstands. Integrated dishwasher, oven and gas hob with feature splashback and chimney style extractor hood above. Stainless steel 1 ½ bowl sink with drainer and mixer tap. Two windows with blinds allowing in plenty of natural light and an open view to the rear.

Dining area has ample space for a large dining table and chairs alongside the French doors. Ceiling light fitments; feature light pendants over table and tile effect flooring.

Utility room: Just off the kitchen, the utility room is fitted with the same range of wall units, coordinating worktop and matching upstand. Undercounter space plumbed for washing machine along with space for a tumble dryer. Cupboard houses central heating boiler with control panel nearby. Built in storage cupboard with shelving and part glazed door leads outside. Tile effect flooring continues.

Stairs to upper floor: The carpeted staircase leads to the upper floor landing giving access to all 4 bedrooms, family bathroom and the walk in wardrobe. Built in cupboard housing the hot water tank; ceiling light fitment; smoke detector. Access hatch with Ramsay ladder to the partially floored loft.

Walk in Wardrobe: 7'4" x 6'7" (2.23m x 2.00m)

This versatile room has been utilized as a walk in wardrobe fitted with a range of shelving and hanging rails. Ceiling light, window and carpet.

Master Bedroom: 13'4" x 10'4" (4.06m x 3.14m)

The generous master bedroom is located to the front of the property providing ample space for a king, queen or double bed along with a range of free-standing furniture. Window; ceiling light fitment and carpet.

Ensuite: The recently upgraded ensuite comprises of a toilet, wash hand basin with tiled splashback and a large aqua panelled shower enclosure with mains fed shower head. Recessed niche shelving and wall mounted mirrored storage unit. Downlights throughout; opaque window; extractor fan and mosaic tile effect flooring.

Bedroom 2: 10'2" x 8'8" (3.09m x 2.64m)

Another double bedroom also benefitting from built in wardrobe with double mirrored sliding doors, hanging rail and shelves. Window to rear providing lovely open views. Ceiling light and carpet.

Ensuite: Fitted with 3 piece suite comprising of toilet, wash hand basin and a shower enclosure with a mains fed shower head. Tiling in shower area and above wash hand basin. Ceiling light fitment; extractor fan; shaver points; tile effect vinyl flooring.

Bathroom: Fitted with a 3 piece suite comprising of toilet, wash hand basin and bath. Splash back tiling to dado height around bath and behind wash hand basin. Opaque window; shaver point; ceiling light fitment; extractor fan and tile effect vinyl.

Bedroom 3: 14'3" at widest x 8'2" (4.34m x 2.48m)

Good sized double room benefitting from built in wardrobe with double mirrored sliding doors, hanging rail and shelf. Window to the front with blinds. Ceiling light and carpet.

Bedroom 4/Office: 11'6" x 8'2" (3.50m x 2.48m)

Located to the rear of the property, this final bedroom is currently used as a home office but could accommodate a single bed with space for freestanding furniture. Ceiling light and carpet.







Outside: There is ample parking provided for 5-6 cars at the front of the property. The DOUBLE Garage benefits from two up and over doors, power and lights.

Wooden gate and paved pathway to the side of the property gives access to the rear garden which is fully enclosed making it ideal for a family with young children and/or pets. Garden is mainly laid to lawn with borders or stone chops and a patio area ideal for outdoor entertaining.

A Keter shed located to the side of garden benefits from power and provides further storage.

Outside tap with hose, electric sockets and security lighting. Storage shed.

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