

69 FYFE PARK, KEMNAY
AB51 5NG

OFFERS OVER £145,000

peterkins













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- 1 Bedroomed Semi-detached bungalow
- Spacious accommodation throughout with an abundance of storage
- Gas central heating and full double glazing
- Low maintenance gardens to front and rear
- Driveway with parking for several cars

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

EPC: C
Council Tax Band: B

Description: We are pleased to offer for sale a lovely well proportioned semi-detached one bedroomed bungalow in the village of Kemnay. The accommodation which is over one floor consists of lounge, dining kitchen, bedroom and bathroom with excellent storage throughout. The property benefits from gas central heating and full double glazing. Externally there is a low maintenance garden to the front and rear which has mature planting and paving and a patio area to the rear ideal for outdoor entertaining. There is also a driveway with parking for several cars. Viewing is recommended to appreciate all this property has to offer.

Location: Situated close to the centre of Kemnay and a short distance from the market town of Inverurie. Aberdeen is only 17 miles away making the property ideal for anyone looking to commute. Kemnay is a welcoming family friendly village with a variety of shops, restaurants and amenities, along with two primary schools and a secondary school. There are also a variety of recreational facilities including an 18-hole golf course, bowling club and driving range, to name a few. The property is only a few miles from the Bennachie mountain range.

Directions: From Inverurie follow the B993 to Kemnay and continue to the junction of Aberdeen to Kemnay road, turning right towards Kemnay. Take the first road on the right into Fyfe Park. No. 69 is situated on the left hand side and clearly identified by a Peterkins For Sale sign.

Entrance Vestibule: Entered through a modern dark grey upvc door into the vestibule, door to storage cupboard with shelf and hanging rail also houses the electric meter and fuse box. Tile effect flooring, ceiling light fitment and glazed door leading into hallway.

Hall: The hallway gives access to the lounge, bedroom and bathroom and has a good sized storage cupboard with shelving. Tile effect flooring, ceiling light fitment and an access hatch to loft.

Living room: 14’3” x 10’10” (4.34m x 3.30m) A bright and airy room with window to the front of the property, with blinds included. Wood effect flooring, ceiling light fitment, telephone point, television point and wall mounted thermostat controller. A lovely feature of the room is a fireplace with wooden surrounds, marble inset and hearth and electric coal effect fire. A door leads to the dining kitchen.

Dining kitchen: 10’9” x 9’1” (3.27m x 2.77m) A good sized dining kitchen located to the rear of the property with window overlooking the garden. Fitted with a range of white wood effect base, drawer and wall units with co-ordinating granite effect laminate worktop and tiled splashback, stainless steel sink and drainer with mixer tap. There is space for fridge and plumbing for a washing machine and is also fitted with an electric hob and electric single oven. Wall mounted gas boiler and ceiling light fitment. A part glazed exterior door leads to the side of the property and into the totally enclosed garden.





Bathroom: Fitted with a white 3 piece suite comprising WC, wash hand basin and bath with tiled around bath. Extractor fan. Shaver point. Ceiling light fitment and vinyl flooring. Storage cupboard with shelving.

Bedroom: 11'2" x 9'10" (3.40m x 3.00m) A good sized double bedroom with window overlooking the rear of the property. Built in double wardrobe with shelf and hanging rail and also fitted with a television bracket. Storage cupboard with shelf and hanging rail and a further storage cupboard with shelves.

Outside: To the front of the property the garden has been laid with decorative paving and low level walls with raised beds of mature planting which makes this an extremely low maintenance garden. There is a tarred driveway to the side which then leads to wrought iron double gates leading into the fully enclosed garden. Beyond the gates to the side of the property is another area which provides more parking if required and is laid with lock block. This then seamlessly leads into the rear garden which again has been landscaped to provide a patio area, low level walls with raised beds of matures planting including shrubs and flowers. There is a rotary clothes dryer.

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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Inverurie
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