



1 TORRYBURN COURT,  
KINTORE, AB51 0ZN

OFFERS OVER £333,000

peterkins





1 Torryburn Court,  
Kintore,  
AB51 0ZN

Offers Over £333,000

- 4 bedroomed detached family home
- Set in a quiet residential area
- Spacious living and bedroom accommodation throughout
- Well presented
- Fully enclosed extensive garden grounds
- Gas central heating and full double glazing
- Within easy walking distance of the local shops and amenities
- Good commuter base

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

Council Tax Band: F  
EPC: C

**Description:** We are delighted to offer for sale this 4 bedroomed detached family home set in a quiet residential area close to the town centre and with easy walking distance of the local shops and amenities on offer. The spacious accommodation is set over 2 floors, the ground floor comprises of a welcoming entrance hallway, large lounge with wood burning stove, W.C., dining room, recently fitted dining kitchen, along with matching utility room. The first floor comprises of a good sized double bedroom, family bathroom, 2 further sizeable double bedrooms and a generous sized master bedroom benefitting from an En-Suite. The property is served by gas central heating, full double glazing and a great amount of built in storage throughout. Outside, there is a driveway providing off street parking which leads to the integral double garage. The extensive rear garden is mainly laid to lawn and is fully enclosed making the property ideal for a family with children and/or pets. Early viewing is highly recommended to appreciate all this property has to offer.

**Location:** Kintore is a thriving local village with two Primary Schools and is well served by local shops and services, a library, vets and medical centre. There is a railway station and Kintore is within easy commuting distance of Inverurie, Dyce, Aberdeen and Westhill. From Kintore there is easy access onto the AWPR at Dyce. Inverurie is the nearest town and offers a wealth of shopping facilities and sporting amenities.

**Directions:** From Inverurie travel on the A96 toward Aberdeen. Continue straight on at the Thainstone roundabout. Take the second slip road to Kintore and turn left at the junction. Travel along this road, at the roundabout take the second exit onto Gauchhill Road. Continue along here and take the road on the left signposted Torryburn Court and the property is location on the left and is clearly identified by a Peterkins For Sale Sign.

**Entrance Hallway:** Entered through a part glazed composite front door with side light, the welcoming hallway gives access to the W.C., lounge, dining room, dining kitchen and stairs to the upper floor. Built in storage cupboard which houses the fuse box, electric meter and provides great additional storage. Downlighters, smoke alarm, telephone point and completed with Karndean flooring.

**W.C:** Fitted with a white 2 piece suite comprising of W.C. and wash hand basin with tiled splashback. Downlighters, opaque glazed circular window to front and Karndean flooring.

**Lounge:** 18'4" x 11'9" (5.58m x 3.58m) The bright and spacious lounge is located to the front of the property with large window which floods the room with natural light. A lovely feature to the lounge is the log burner set on a granite hearth and wooden mantel above. Ceiling light fitment, downlighters, carbon monoxide alarm, telephone and television points and finished with Karndean flooring.





**Dining Room:** 12'9" x 10' (3.88m x 3.04m) The generous sized dining kitchen benefits from a large window which overlooks the rear garden. There is ample space for a large dining table and chairs or alternatively it could be used as a family/playroom should someone wish. Ceiling light fitment, downlighters and completed with Karndean flooring.

**Dining Kitchen:** 23'2" x 8'11" (7.06m x 2.71m) The recently installed kitchen is fitted with a range of base, wall and drawer units with coordinating worktop and tiled splashback. Built in eye level double oven, induction hob with built in extractor hood above, integrated fridge freezer and 1 ½ bowl stainless steel sink with drainer and mixer tap. Downlighters, heat detector, large window to rear with blinds, double UPVC patio doors lead out to the rear garden and further wooden door leads to the utility room. There is ample space for a dining table and chairs. Tiled flooring.

**Utility Room:** 9' x 5'4" (2.74m x 1.65m) Recently installed utility room is fitted with base and wall units with coordinating worktop and tiled splashback. Stainless steel sink with drainer and mixer tap. Plumbed for washing machine and space for tumble dryer. Downlighters, wall hung central heating boiler, window to side, wooden door gives access to the integral double garage and a further part glazed composite door leads to the rear garden. Tiled flooring.

**Stairs to the Upper Floor:** Carpeted staircase with wooden handrail leads to the upper floor. The bright upper hallway gives access to 4 double bedrooms and family bathroom. Built in cupboard with shelving and also houses the hot water tank, provides great additional storage. Downlighters, access hatch to loft which is partially floored with Ramsay ladder, window to front provides ample natural light and is completed with carpet.

**Bedroom:** 13'7" x 11'5" (4.14m x 3.47m) Spacious double bedroom located to the front of the property with window providing ample natural light. Built in double wardrobe with shelf and hanging rail provides great additional storage. Ample space for a double bed, along with a range of free standing furniture and finished with carpet.

**Master Bedroom:** 13'8" x 12'8" (4.16m x 3.86m) The generous sized master bedroom benefits from a large window overlooking the rear garden. 2 double built in wardrobes with shelves and hanging rail provides ample storage, wooden door to en-suite. Ceiling light fitment, television point and completed with carpet.

**En-Suite:** Fitted with a white 2 piece suite comprising W.C, wash hand basin set within unit with storage below and separate shower cubicle with mains fed shower. Aqua paneled to full height in shower cubicle and tiled splashback behind W.C and wash hand basin. Downlighters, extractor fan, opaque glazed window to rear, shaver point and tile effect vinyl flooring.

**Bathroom:** Fitted with a white 3 piece suite comprising W.C, wash hand basin set within unit with storage below and bath with shower head above. Downlighters, extractor fan, opaque glazed window to rear, aqua paneled to full height and tiled splashback behind W.C and wash hand basin. Built in cupboard with shelf, full width mirror and completed with wood effect vinyl flooring.

**Bedroom:** 9'9" (2.97m x 2.97m) Another good sized double bedroom located to the rear of the property with large window providing ample natural light. Built in double wardrobe with shelves and hanging rail provides ample storage space. Ample space for a double bed and a range of free standing furniture. Ceiling light fitment and carpet.

**Bedroom:** 10' x 8'9" (3.04m x 2.66m) Completing the bedroom accommodation is another sizeable double bedroom located to the front of the property. This room would make an ideal home office should someone wish. Downlighters and carpet.











**Outside:** The front garden benefits from an area laid to lawn, a stone chipped area with shrubs and a paved pathway that leads to the front door. There is a large driveway that provides ample off street parking in front of the integral DOUBLE GARAGE. The integral double garage can be accessed via up and over doors and benefits from power and light and provides ample storage. The generous sized side and rear garden is mainly laid to lawn and is fully enclosed making the property ideal for a family with children and/or pets. Border of established plants and shrubs. Large patio area ideal for outdoor entertaining with steps that lead up to the dining kitchen and utility room. A paved pathway leads along the side of the property which gives access to the fence that leads to the front garden. Outside tap.



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](mailto: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.