



20 SMITHFIELD,
KINTORE

OFFERS OVER £124,000

peterkins



20 Smithfield
Kintore
AB51 0YN

Offers Over £124,000

- 4 bedroomed upper floor self-contained flat
- Central Kintore location
- Walking distance of local shops and amenities
- Well proportioned living and bedroom accommodation throughout
- Exclusive area of low maintenance garden with sheds
- Exclusive stone shed
- Communal drying green
- On street parking
- Gas central heating
- Full double glazing

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

EPC: D
Council Tax Band: B

Description: We are pleased to offer for sale this 4 bedroomed, self-contained upper floor flat located in a central Kintore location which is within walking distance of local shops and amenities. The property is accessed at the rear of the building and benefits from versatile, bright living and bedroom accommodation throughout. Comprising of an Entrance hallway, W.C, Kitchen, Lounge, Shower room and 4 Bedrooms. The property benefits from gas central heating, double glazing and outside there is an area of exclusive garden ground and storage shed along with a communal drying green. Viewing is recommended to appreciate all this property and handy location has to offer.

Location: The village of Kintore 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: Travelling from Inverurie heading south on the A96 take the first slip road into Kintore. Turn left into the Village and continue along passing the Garage and a short distance along Smithfield is on the right-hand side. No. 20 is clearly identified by Peterkins For Sale posters.

Entrance Hall: Part glazed door with side panels and fan light fills the space with natural light and opens into the welcoming hallway, giving access to all accommodation and an access hatch with ladder to the loft space. Two built in shelved cupboards provide great storage. Overhead cupboard houses the consumer unit and meter. Ceiling lights; smoke alarms; coat hooks and wood effect flooring.

WC: Comprising of a toilet and wash hand basin with splashback tiling and mirror above. Wall mounted storage cupboard. Velux; ceiling light and exposed floorboards.

Kitchen Diner: 13'1" x 10'1" (3.98m x 3.07m) Fitted with a range of base and wall units, coordinating worktops and splashback tiling. Single bowl stainless steel sink with drainer and mixer tap. Integrated oven, electric hob with chrome splashback and extractor hood above. Space plumbed for washing machine and a standalone fridge freezer housed within a unit. Large window overlooking the rear with fitted bench seat. Cupboard housing the central heating boiler. Ceiling and wall lights; smoke alarm; clothes pulley and wood effect flooring.

Bedroom: 12'11" x 11'1" (3.93m x 3.37m) A good sized bedroom with space for a double bed along with a range of freestanding furniture. Centre fireplace with tiled inset and hearth with a decorative surround. Alcove space with shelved cupboard below. Window to the front with lovely open view. Ceiling light and exposed floorboards.



Bedroom: 7'1" x 6'10" (2.15m x 2.08m) Single versatile room with a window to the front of the property. Ceiling light and wood effect flooring.

Shower room: Sliding door opens into the shower room which comprises of a toilet, wash hand basin with splashback tiling, mirror and a wall light above and a separate tiled shower enclosure with an electric shower head. Ceiling light; extractor fan and tile effect flooring.

Lounge: 12'8" x 11'4" (3.86m x 3.45m) Bright lounge located at the rear of the property with a large window overlooking the gardens and filling the room with natural light. Feature open fireplace with brick surround and a tiled hearth. Ceiling light; smoke alarm; television point and wood effect flooring.

Bedroom: 12'11" x 9'6" (3.93m x 2.89m) Another double bedroom benefitting from a wardrobe with hanging rails, shelving and an overhead cupboard. Window; ceiling light and exposed floorboards.

Bedroom: 9'2" x 8'10" at widest (2.79m x 2.69m) A final bedroom that could suit a home office if needed. Open wardrobe with roller blind and hanging rail. Window to the front; ceiling light and wood effect floor.

Outside: Parking is located outside to the front of the property along the street. Access to the property is via a shared path at the side and stone staircase at the rear of the property leading up to the self-contained door.

There is an exclusive area of low maintenance garden and a stone outhouse/shed. The garden is mostly laid with stone chips, there is a large wooden shed along with a smaller shed both providing great storage. A communal drying green laid to lawn is located at the rear.



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.