



18 MURRAY AVENUE,
TARVES AB41 7LZ

OFFERS OVER £149,000

peterkins



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Tarves
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- 2 bedroomed semi-detached bungalow
- Quiet residential street
- Driveway providing off street parking
- Detached single garage
- Oil central heating and full double glazing
- Well-proportioned living and bedroom accommodation
- Front and rear gardens
- Good commuter base

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

EPC: D
Council Tax Band: C

Description: We are pleased to offer for sale this 2 bedroomed semi-detached bungalow located on a quiet residential street in the charming village of Tarves. The property provides well-proportioned and neutrally decorated living and bedroom accommodation that comprises of a lounge, kitchen, bathroom and 2 double bedrooms. Outside, the driveway provides off street parking for several cars in front of the detached Single garage and both the front and rear gardens are a good size with borders of establishes trees and bushes. Early viewing is recommended.

Location: The small village of Tarves lies only 6 miles west of Ellon offers mainly local amenities including local shops and a hotel. There is an excellent primary School within the Village with secondary education catered for at nearby Meldrum Academy. Tarves lies within easy commuting distance of Aberdeen and the industrial estates of Bridge of Don, Dyce and also Aberdeen International Airport.

Directions: On entering Tarves from Inverurie continue onto Duthie Road taking the second road on the right onto Braiklay Avenue. Continue along taking the right into Murray Avenue and follow the road round until reaching number 18 on the right hand side clearly identified by a Peterkins For Sale sign.

Entrance Hall: Entered at the side of the property into the welcoming hallway which gives access to all the accommodation. Double door cloak cupboard houses the consumer unit and meter. Access hatch to loft space. Ceiling lights; spotlights and wood effect flooring.

Lounge: 16'10" x 11'4" (5.13m x 3.45m) A bright and generous sized lounge with ample space for a range of furniture and a feature wall fitted with display shelving. Large window with blinds and curtains to the front of the property. Ceiling light; smoke alarm; telephone point and carpet.

Kitchen: 12'3" x 8'11" (3.73m x 2.71m) Fitted with a range of base and wall units, coordinating worktops and matching splashbacks. Stainless steel one and a half bowl sink with drainer, mixer tap and a window above with roller blind that overlooks the rear garden. Appliances include a oven, electric hob with splashback and a chimney style extractor hood above. Standalone fridge freezer, washing machine and dishwasher. Ceiling light; smoke alarm, pop up sockets and wood effect flooring.

Bathroom: Fitted with a 4 piece suite comprising of a toilet, wash hand basin, bath and a separate shower enclosure with a rainfall and shower head combo. Splashback to dado height around the room and full height in the shower with coordinating tile effect floor tiling. Opaque window with roller blind. Ceiling light; heated towel rail and mirror with wall light fitment above.



Bedroom: 10'7" x 9'7" (3.22m x 2.92m) This bedroom can accommodate a double bed along with a range of freestanding furniture. Built in wardrobe with mirrored sliding doors, hanging rails and shelving. Window with roller blind to the rear. Ceiling light and carpet.

Bedroom: 10'5" x 9'10" (3.17m x 2.99m) Another good sized bedroom with ample space for a double bed along with freestanding furniture. Built in wardrobe with sliding doors, hanging rails and shelving. Window to the front with blinds. Ceiling light and wood effect flooring.

Outside: Stone chip driveway provides off street parking for several cars and leads to the detached Single garage. The garage benefits from an up and over door, power and light. The front garden is laid with lawn and borders of hedges and bushes.

The rear garden is a good size with a patio area behind the garage and borders of established bushes. Outside lights and tap.

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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.