

34 NORTH STREET,
INVERURIE AB51 4RS

OFFERS OVER £198,000

peterkins













34 North Street
Inverurie
AB51 4RS

Offers Over £198,000

- 3 bedroomed terraced dwellinghouse
- Central Inverurie location
- In easy walking distance of local shops, shops and amenities
- Bright and spacious rooms
- Well-presented and decorated throughout
- Great amount of built in storage
- Gas central heating with recently upgraded boiler
- Full double glazing
- Large attic
- Rear low maintenance garden

Viewing by appointment only please contact 07795326731 or 07841489160 or Peterkins on (01467) 672800

EPC: C
Council Tax Band: C

Description: We are pleased to offer for sale 34 North Street, a 3 bedroomed terraced dwellinghouse set within Inverurie town centre in easy walking distance of the local schools, shops and amenities. The well-presented and decorated accommodation is set over two floors and benefits from generous sized, bright rooms. The ground floor comprises of a lounge, dining kitchen and a W.C, while the upper floor consists of a shower room and 3 large double bedrooms. Benefitting from a great amount of built in storage throughout including a large attic, gas central heating with a recently upgraded boiler and full double glazing. Outside, the rear garden is mostly laid with paving slabs and blocks making it easily maintained and ideal for outdoor entertaining, parking is provided on the street as well as the rear if preferred. Early viewing is highly recommended to appreciate the handy location and size of accommodation on 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, 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 the centre of Inverurie continue up West High Street until reaching the roundabout. Take the third exit at the roundabout onto North Street. Continue up North Street and No. 34 is on the right-hand side and is clearly identified by Peterkins For Sale posters.

Entrance: Entered at the front through a part glazed upvc door into the vestibule. Large walk in under stair storage cupboard housing the consumer unit and meter. Ceiling light fitment and hardwearing entrance matting.

Lounge: 18’2’’ x 13’5’’ (5.53m x 4.08m) The lounge is spacious and bright with a large window looking out to the front and filling the room with natural light. Ceiling light; smoke alarm; television point and carpet. Window with blinds and curtains. Door to inner hallway.

Inner hallway: This hall leads to the dining kitchen, rear vestibule, staircase to the upper floor and a built in shelved cupboard. Ceiling light fitment and tiled floor.

Kitchen: 14’3’’ x 10’3’’ (4.34m x 3.12m) Fitted with a range of base and wall units, coordinating worktops and tiled splashbacks with the central heating boiler wall mounted in the corner. Integrated oven and gas hob with chimney style extractor hood above. Slot in dishwasher, washing machine and tumble dryer along with space for standalone fridge freezer. One and a half bowl sink with drainer, mixer tap and a window above overlooking the garden. Ceiling lights; smoke alarm and tiled floor.

Rear vestibule: Leading to the W.C and part glazed door out to the rear garden, with ceiling light fitment and tiled flooring onto mat well carpet.





W.C: Comprising of a toilet and wall mounted wash hand basin with splashback tiling. Opaque window and heated towel rail. Ceiling light and tiled floor.

Staircase to upper floor: Carpeted staircase leads to the upper floor landing giving access to the shower room and bedroom accommodation. Built in cupboard with sliding doors and shelving providing great storage. Window with curtains to the front. Access hatch with Ramsay ladder to the large floored attic space. Ceiling lights and smoke alarm.

Bedroom: 17'5'' x 10'11'' (5.30m x 3.32m) Generous sized bedroom with ample space for a double, king or queen sized bed along with a range of freestanding furniture. Benefiting from a wall of built in deep wardrobes with sliding doors, light, fitted hanging rails and shelving with alcove display shelving to either side. Ceiling light; usb sockets and carpet.

Bedroom: 12'9'' x 11'1'' (3.88m x 3.37m) Another spacious bedroom with a built in cupboard with hanging rail and shelving. Window to the rear with blinds. Ceiling light and wood effect flooring.

Bedroom: 13'5'' x 11'10'' (4.08m x 3.60m) The third bedroom is also large with space for a double, king or queen sized bed along with other freestanding furniture. Window to the rear. Ceiling light; television point; usb sockets and wood effect flooring.

Shower room: Comprising of a concealed cistern toilet, vanity wash hand basin and a large aqua paneled shower enclosure with mains fed shower head. Opaque window; ceiling light and vinyl flooring.

Outside: Parking is provided at the front on the street or at the rear exclusive garden area if preferred. Garden is low maintenance mostly laid with paving and blocks providing a lovely spot for outdoor entertaining. One side with border of established plants and bushes.
Rotary clothes dryer. 2x storage shed. Ceiling light and 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 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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