

1 WHITEFORD ROAD,
PITCAPLE, AB51 5QH

OFFERS OVER £150,000

peterkins













1 Whiteford Road, Pitcaple, AB51 5QH

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- Three bedroomed semi detached dwellinghouse
- Situated on an exceptionally spacious corner plot
- Generous sized living and bedroom accommodation throughout
- Quiet residential area
- Oil central heating and full double glazing
- Single wooden garage and two outhouses
- Driveway providing ample off street parking
- Well established gardens to the front, side and rear
- Good commuter base

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

Council Tax Band: C
EPC: D

Description: We are delighted to offer for sale this 3 bedroomed semi detached dwelling house set on an exceptionally spacious corner plot, in the quiet residential village of Pitcaple. The accommodation is set on two floors and comprises of front porch, lounge, conservatory and dining kitchen. On the upper floor there are three good sized double bedrooms and a shower room. The property offers a lot of potential and is in need of modernization, however, still benefits from ample amount of storage space, oil central heating, full double glazing and large mature garden grounds. There is a wooden garage, along with two outhouses, a sizeable driveway providing ample off street parking and the garden ground also offers the space to possibly extend if desired subject to obtaining the suitable consents. Early viewing is highly recommended to appreciate all the potential this property has to offer.

Location: The property is situated in the popular village of Whiteford with Logie Durno nearby. Logie Dunro Primary School serves the area and there is also a well-used Village Hall providing many Community activities. The property lies close to the bustling town of Inverurie which enjoys a pleasant situation on the banks of the River Don, only 16 miles from Aberdeen. Inverurie has an excellent range of shopping facilities and secondary education is provided by Inverurie Academy. A full range of leisure facilities both indoor and outdoor are at hand including bowling, swimming, golfing and tennis. Regular bus and train services to Aberdeen lie in nearby Insch and Inverurie. The Industrial estates and offices to the west of the city along with the Airport are within easy reach.

Directions: Heading from Inverurie North on the A96 when you reach Pitcaple turn right at the signpost for Whiteford. Head straight on over the small bridge and at the cross roads turn left. The property is situated on the left hand side and is clearly identified by a Peterkins For Sale Sign.

Entrance Proch: Entered through an opaque glazed door, the entrance porch has windows on both sides with ceiling light fitment and laminate wooden flooring. Solid wooden door with opaque glazed side light leads into the hallway.

Hallway: The hallway gives access to the lounge and stairs to the upper floor. Large under stair cupboard provides ample storage and houses the electric meter. Ceiling light fitment, smoke alarm, window to side with roller blind and completed with carpet.

Lounge: 18’ x 11’9” (5.46m x 3.58m) The spacious lounge benefits from a large triple window with curtains which overlooks the front garden. Ample space for free standing furniture. Sliding patio door leads out to the conservatory and further wooden door leads to the dining kitchen. Ceiling light fitments, telephone and television points, carbon monoxide alarm and completed with carpet.

Conservatory: 8’6” x 6’9” (2.59m x 2.05m) Good sized conservatory located off the lounge with windows on all 3 sides which floods the room with natural light. UPVC doors leads out to the rear garden. Laminate wooden flooring.

Dining Kitchen: 14’6” x 11’1” (4.41m x 3.37m) Fitted with base, wall and drawer units with coordinating worktop, large window overlooking the rear garden, stainless steel sink with drainer and mixer tap, plumbed for washing machine, space for fridge freezer and standalone cooker. Ceiling light fitment, ample space for a dining table and chairs and vinyl flooring.

Rear Vestibule: The rear vestibule is entered via opaque glazed UPVC door and has ceiling light fitment, wood effect vinyl flooring and matwell.





Stairs to Upper Floor: Carpeted staircase with wooden handrail leads to the upper floor. The upper hallway gives access to 3 good sized bedrooms and shower room. Window to front with roller blind. Ceiling light fitment, smoke alarm, access hatch to loft which is partially floored and carpet.

Bedroom: 11'10" x 8'7" (3.60m x 2.61m) Spacious double bedroom with window to side with curtains. Ample space for a double bed, along with a range of free standing furniture. Two built in storage cupboards, one with shelves and the other with a hanging rail and shelving both providing great additional storage. Ceiling light fitment and carpet.

Bedroom: 15' x 9'3" (4.5m x 2.81m) A further generous sized double bedroom to the rear of the property with window and curtains which overlooks the garden. Built in storage cupboard with hanging rail and shelving. Ceiling light fitment, tiled fire place and completed with carpet.

Bedroom: 11'3 x 9'7" (3.42m x 2.91m) Completed the bedroom accommodation is another good sized double bedroom located to the front of the property with window and curtains. Built in cupboard with shelving provides great additional storage. Ceiling light fitment and carpet.

Shower Room: Fitted with a white 2 piece suite comprising of W.C, wash hand basin and walk in shower cubicle with electric shower and glass shower screen. Tiled to full height in the shower area and behind W.C and wash hand basin. Ceiling light fitment, opaque glazed window to side with roller blind and vinyl flooring.

Outside: The front garden is mainly laid to stonechips with established plants and shrubs. There is a large driveway providing ample off-street parking for several cars in front of the wooden garage. The wooden garage is accessed via an up and over door with windows to either side and has power and light. Two outhouses to the rear of the garage provide great storage space. The gardens to the side and rear are mainly laid with established shrubs and bushes with an area of lawn in the middle making this property ideal for the keen gardener. An area laid to stonechips with rotary clothes dryer. The generous sized garden ground also offers the space to possibly extend if desired subject to obtaining the suitable consents. This property would make an ideal home for a first time buyer or a family with children and/or pets.

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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