

35 WHITELEY WELL DRIVE,
INVERURIE AB51 4FN

OFFERS OVER £180,000

peterkins













35 Whiteley Well Drive
Inverurie
AB51 4FN

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- 3 bedroomed semi-detached dwellinghouse
- Quiet residential street
- Within walking distance of local shops and amenities
- Well-proportioned living and bedroom accommodation
- Gas central heating
- Full double glazing
- Fully enclosed, south facing well maintained rear garden
- Driveway for several cars
- Good commuter base

Viewing by appointment only please contact 07714101763 or Peterkins on (01467) 672800

EPC: C
Council Tax Band: D

Description: We are pleased to offer for sale this 3 bedroomed semi-detached dwellinghouse set on a popular, quiet residential street in the town of Inverurie. The property benefits from well-proportioned living and bedroom accommodation set across 2 floors comprising of an entrance vestibule, W.C, lounge, dining kitchen, family bathroom, 2 double bedrooms and a 3rd single room/office. Also benefitting from gas central heating and full double glazing. Outside, the driveway provides off street parking and the rear garden is south facing, fully enclosed and well maintained with a generous sized patio area ideal for outdoor entertaining. This property would make an ideal first time purchase and family home. Viewing is recommended to appreciate all this property has to offer.

Location: Inverurie is an expanding, prosperous town located only 15 miles from Aberdeen city centre. There is an excellent range of retail outlets and local shops, a health centre, several large supermarkets, swimming pool and community campus located in the secondary school, sports centre and 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 proceed along West High Street turning right at the roundabout onto North Street. Continue to the top of North Street and turn left at the roundabout onto Burghmuir Drive. Take the second right onto Gordon Road. Continue along Gordon Road for some distance, taking the second right into Whiteley Well Drive. No 35 is situated along on the right hand side as indicated by our Peterkins For Sale sign.

Entrance: A upvc door at the front opens into the entrance vestibule that leads onto the W.C and the lounge. Window to the side, ceiling light and wood effect flooring with mat well.

W.C: Fitted with a toilet and vanity wash hand basin with splashback tiling and mirror above. Opaque window with roller blind, ceiling light and wood effect flooring.

Lounge: 15'11'' x 15'8'' (4.85m x 4.77m) The lounge is a good size with space for a range of furniture and a large window overlooking the front and filling the room with natural light. Ceiling lights; smoke alarm; telephone and television points and carpet.

Kitchen Diner: 15'8'' x 8'6'' (4.77m x 2.59m) Set at the rear of the property with space for a dining table and chairs, the kitchen is fitted with a range of base and wall units, coordinating worktops and splashback tiling. Integrated appliances include a fridge freezer, dishwasher, oven and a gas hob with extractor hood above. Stainless steel sink with drainer, mixer tap and a window above overlooking the rear. Part glazed upvc door out to the garden with a window at the side. Built in kitchen cupboard with plumbing for washing machine and space for tumble dryer stacked on top. Ceiling lights; smoke alarm and tile effect flooring.





Staircase to upper floor: Carpeted staircase leads to the upper floor landing leading onto the bedrooms and bathroom. Built in shelved cupboard providing great storage. Ceiling light; window to the side and smoke alarm. Access hatch with Ramsay ladder to the floored loft space.

Bathroom: Fitted with a 3 piece suite comprising of a toilet, vanity wash hand basin and a bath with mains fed shower head and curtain. Fully tiled room with fitted glass shelf and mirror. Opaque window; tile effect flooring with underfloor heating; ceiling light and shaver point.

Master Bedroom: 12'9'' x 8'10'' (3.88m x 2.69m) Generous sized bedroom comfortably accommodating a super king sized bed with a range of free standing furniture. Built in wardrobe with hanging rail and shelf. Ceiling fan light; telephone point and carpet. Window overlooks the front.

Bedroom: 9'1'' x 8'2'' (2.76m x 2.48m) This bedroom is a good sized double with a built in wardrobe fitted with hanging rail and shelf. Window to the rear; ceiling fan light and carpet.

Bedroom: 7'3'' x 6'6'' (2.20m x 1.98m) Completing the accommodation, this room can accommodate a single bed or would suit a home office if needed. Built in cupboard with hanging rail and shelf. Window to the front; ceiling light; telephone point and wood effect flooring.

Outside: Off street parking for several cars is provided on the tarred driveway along the side of the property. The front garden is laid to lawn with a border of hedges to one side.
A wooden gate opens into the rear garden which is well maintained and presented with an area of patio ideal for outdoor entertaining and with steps leading up to an area of lawn. It benefits from being fully enclosed with fencing making it ideal for a family with children and/or pets.
Wooden shed. Outdoor lighting 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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Inverurie
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