

2 KINGSBURN, INVERURIE
AB51 6DE

OFFERS OVER £435,000

peterkins



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Inverurie
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- 4/5 bedroomed detached Malcolm Allan dwellinghouse
- Driveway
- Integral single garage
- Beautifully presented and neutrally decorated throughout
- Spacious living and bedroom accommodation
- Gas and heat pump central heating
- Full double glazing
- Full enclosed rear garden
- Lovely open view to the front
- Good commuter base for Dyce, Westhill, Bridge of Don and Aberdeen

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

EPC: B
Council Tax Band: F

Description: We are delighted to offer for sale this beautifully presented 4/5 bedroomed detached family home located in a new sought after Malcolm Allan development in the town of Inverurie. The property is just 3 years old and a Glenallen Plus build with additional sun room, providing generous sized living and bedroom accommodation across both floors. Beautifully presented and neutrally decorated throughout, the ground floor comprises of an entrance vestibule and hallway, lounge, dining kitchen opening to the sun room, utility room, shower room and a double bedroom currently used as an office. Upstairs, there is an exceptionally spacious master bedroom benefitting from an ensuite shower room, walk in wardrobe as well as another built in wardrobe, a further two good sized double bedrooms with built in wardrobes, a single room and the family bathroom. The property benefits from gas and heat pump central heating, full double glazing, wired internet connections in all rooms and a great amount of built in storage throughout. Outside, off street parking for several cars is provided on the driveway leading to the integral single garage. There are well-maintained gardens to both the front and rear, with the rear garden being fully enclosed making it ideal for a family with children and/or pets. Early viewing is highly recommended to see all this property has to offer.

Location: Inverurie is an expanding, prosperous town recently winning Scotland town of the year 2026. 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 town centre head out of Inverurie on the Oldmeldrum road (B9170) for some distance and turn left into Portstown Road. Continue along this road before taking a right into Kingsburn where the property is located on the right hand side as indicated by our For Sale sign.

Entrance vestibule: Entered at the front of the property through a part glazed door with side panel into the vestibule which has a low level cupboard housing the electric and gas meters as well as wired internet connection that feeds connections throughout the house. Ceiling light; coat hooks and shelf completed with hardwearing carpet.

Hallway: The welcoming hallway leads to the lounge, dining kitchen, shower room, ground floor bedroom/office and the stairwell to the upper floor. Ceiling lights; smoke alarm; thermostat and wood effect flooring.

Lounge: 18'9'' x 12'5'' (5.71m x 3.78m) The lounge is a generous sized room with a bay window filling the room with natural light and emphasizing the lovely open view to the front with clear views of Bennachie. Ample space for a range of freestanding furniture; ceiling light and wood effect flooring.




THIS HOUSE
Love
LAUGHTER
and
CUPS OF COFFEE









Dining Kitchen: 29'5'' x 10'10'' (8.99m x 3.30m) Lovely bright and airy open plan dining kitchen fitted with a modern German Hacker range of base and wall units, coordinating worktops and matching splashbacks. Worktop extends to a breakfast bar with space for several stools. The integrated NEFF appliances include an oven, combination microwave, dishwasher and induction hob with chimney style extractor hood above. Space for American style fridge freezer. Stainless steel one and a half bowl sink with drainer, mixer tap and a window above. Space for a large dining table and chairs with feature pendant lights above ideal for family gatherings. Downlighters; extractor fan and a wood effect flooring. Open into the sun room.

Sun room: 11'11'' x 11'5'' (3.63m x 3.47m) On open plan with the dining area, the sun room is a great additional living space with windows and sliding doors overlooking the rear garden and beyond towards Bennachie. Downlights; smoke alarm and wood effect flooring.

Utility room: 10'1'' x 5'11'' (3.07m x 1.80m) Just off the kitchen, the utility room is fitted with the same range of base units, coordinating worktops and upstands. Stainless steel sink with drainer and mixer tap. Space plumbed for washing machine and tumble dryer. Part glazed door to the rear with window at the side. Ceiling light; extractor fan; smoke alarm and wood effect flooring. Clothes pulley overhead.

Shower room: Fitted with a modern 3 piece suite comprising of a toilet, wall mounted vanity wash hand basin and an aqua paneled shower enclosure with a mains fed shower head. Downlighters; heated towel rail; shaver point and wood effect flooring.

Bedroom/Office: 11'6'' x 8'10'' (3.50m x 2.69m) A handy versatile ground floor room that is currently used as a home office but could accommodate a double bed along with a range of freestanding furniture. Window with roller blind to the front with open view. Ceiling light and wood effect flooring.

Stairs to upper floor: Carpeted staircase leads to the upper floor landing giving access to the bathroom and bedroom accommodation. Built in shelved cupboard. Access hatch with Ramsay ladder to the loft space. Ceiling light and smoke alarm.

Master Bedroom: 18'9'' x 13'9'' (5.71m x 4.19m) An exceptionally spacious master bedroom benefitting from the luxury of both an ensuite shower room and great storage with a walk in wardrobe as well as a separate built in wardrobe. Ample space for a double, king or queen sized bed along with a range of freestanding furniture. The walk in wardrobe has light, fitted shelving and hanging rails, built in wardrobe has mirrored sliding doors, hanging rails and shelving. Window with roman blind looks out to the front open view. Ceiling light and carpet.

Ensuite: Comprising of a toilet, vanity wash hand basin and an aqua paneled shower enclosure with a mains fed shower head. Velux provides natural light. Downlights; extractor fan; shaver point; heated towel rail and tile effect flooring.

Bathroom: Fitted with a modern suite comprising of a toilet, wall mounted vanity wash hand basin, bath and a separate shower enclosure with a mains fed shower head. Aqua paneling throughout with tile effect vinyl flooring. Large Velux; heated towel rail; shaver point; downlights and extractor fan.

Bedroom: 13' at widest x 12'9'' (3.96m x 3.88m) Ample space for a double, king or queen sized bed along with a range of freestanding furniture. Built in wardrobe with double doors, hanging rail and shelf. Window to the front with curtains. Ceiling light and carpet.


LOVE







Bedroom: 12’10’’ at widest x 12’9’’ (3.91m x 3.88m) Another generous double bedroom with ample space for a range of furniture and a built in wardrobe with double doors, hanging rail and shelf. Window to the front with curtains; ceiling light and carpet.

Bedroom: 10’5’’ x 6’11’’ (3.17m x 2.10m) Completing the accommodation, this single room is at the front of the property. Window with roller blind; ceiling light and carpet.

Outside: The tarred driveway provides off street parking for several cars at the front and leads to the single garage. The garage houses the combi boiler and can be accessed from the utility room, it benefits from an up and over door, power and light. There is an EV car charger located on the front of the garage and the garden is laid to lawn with stone borders and a pathway that lead to wooden gates at either side of the property giving access to the rear garden.
The garden is fully enclosed making it ideal for a family with children and/or pets, it is mostly laid with lawn along with a corner patio area to one side great for outdoor summer entertaining and BBQ’s.
Heat pump is to the side of the house. Outside lighting; power sockets and tap. Rotary clothes dryer.

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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