

21 GADIEBURN PLACE,
INVERURIE AB51 6BT

OFFERS OVER £325,000

peterkins



21 Gadieburn Place
Inverurie
AB51 6BT

Offers Over £325,000

- 4 bedroomed detached dwellinghouse
- Driveway and integral single garage/gym
- Quiet residential area
- Modern development
- Beautifully presented and decorated throughout
- Spacious living and bedroom accommodation
- Gas central heating and air source heat pump
- Full double glazing
- Great amount of storage space throughout

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

EPC: C
Council Tax Band: F

Description: We are pleased to offer for sale this 4 bedroomed detached dwellinghouse located in a modern development close to the local amenities on offer in the popular town of Inverurie. The beautifully presented accommodation comprises of an Entrance hallway, Lounge, Dining Kitchen, Utility cupboard and WC. The upper floor consists of 3 good sized Bedrooms, Family Bathroom and a Master bedroom with ensuite shower room. The property benefits from gas central heating with combi boiler and air source heat pump, full double glazing and a good amount of built in storage space throughout. Outside, there is a driveway providing off street parking for several cars and the rear garden is fully enclosed benefitting from both patio and decking areas ideal for outdoor entertaining. Early viewing is recommended to appreciate 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, follow this road, Gadieburn Place is the third turning on the left, number 21 is on the right hand side as indicated by our For Sale Sign.

Entrance: Upvc door at the front of the property opens in the vestibule which has a cupboard housing the consumer unit and electric meter. Ceiling light; smoke alarm and hardwearing mat well carpet.

Hallway: This hallway leads to the lounge, dining kitchen and the staircase to the upper floor. Ceiling light; smoke alarm and carpet.

Lounge: 13’11’’ x 10’11’’ (4.24m x 3.32m) A bright lounge with ample space for a range of furniture and a large window fitted with a roman blind filling the room with natural light and overlooking the front. Ceiling light; smoke alarm and carpet.













Kitchen: 15’8’’ x 13’5’’ (4.77m x 4.08m) A generous sized and well-presented room with French doors that open out to the rear garden and ample space for a dining table and chairs ideal for family gatherings. Fitted with a modern gloss range of base and wall units, coordinating worktops and upstands. Worktop extends to a breakfast bar with space for several stools. One and half bowl sink with drainer, mixer tap and a window above overlooking the rear. Integrated appliances include a fridge freezer, dishwasher, oven, combination microwave and a gas hob with splashback and a chimney style extractor hood above. Ceiling light fitments; downlights; smoke alarm; extractor and wood effect flooring. Window and doors with fitted blinds.

Utility cupboard: In the kitchen, this cupboard is fitted with shelving and a worktop with plumbing for a washing machine. Ceiling light; extractor.

Rear Hallway: This hall leads to a cloak cupboard, W.C and the garage/gym. There is a part glazed door out to the side of the property. Ceiling light; smoke alarm and wood effect flooring continues. The cloak cupboard has a range of coat hooks and space for shoe storage.

W.C: Comprising of a concealed cistern toilet and wall mounted wash hand basin with splashback tiling. Opaque window; downlights; extractor and wood effect flooring.

Stairs to upper floor: Carpeted staircase leads to the upper floor landing leading the bedrooms and family bathroom. Cupboard houses hot water tank. Access hatch to loft space. Feature ceiling cable light fitments and smoke alarm.

Master Bedroom: 11’8’’ x 10’11’’ (3.55m x 3.32m) Spacious master bedroom benefitting from the luxury of built in wardrobes and an ensuite shower room. The room has ample space for a king, queen or double bed along with a range of freestanding furniture. Wardrobe with double sliding doors, hanging rails and shelving. Ceiling light and bedside cable light fitments. Window to the front with roman blinds. Television and telephone points and completed with carpet.
Ensuite: Comprising of a concealed cistern toilet, wall mounted wash hand basin and a shower enclosure with a mains fed shower head. Splashback tiling around the room with coordinating wood effect flooring. Downlights; extractor; heated towel rail; shaving point.

Bedroom: 10’11’’ x 8’4’’ (3.32m x 2.54m) Another good sized bedroom with space for a double bed along with a range of freestanding furniture. Window to the front with roman blind. Ceiling light; fitted hanging rail; telephone point and carpet.

Bathroom: Fitted with a modern 4 piece suite comprising of a concealed cistern toilet, wall mounted vanity wash hand basin, bath and a separate shower enclosure with a rainfall and shower head combo. Splashback tiling throughout the room with wood effect flooring. Downlights; extractor; opaque window and a heated towel rail.

Bedroom: 12’5’’ x 9’11’’ (3.78m x 3.02m) Another double bedroom with built in wardrobes set at the rear of the property, with two windows fitted with roman blinds overlooking the garden. Wardrobes with sliding doors, hanging rail and shelving. Ceiling light and carpet.

Bedroom: 9’8’’ x 9’1’’ (2.94m x 2.76m) Completing the accommodation, this bedroom can also easily accommodate a double bed and has a built in wardrobe with sliding doors, hanging rail and shelving. Window with roman blind; ceiling light and carpet.




LOVE





Outside: The lockblock driveway provides off street parking for several cars at the front of the property leading to the garage. The single garage can be accessed from the rear hallway in the property and benefits from an up and over door, power and light. The central heating combi boiler is located within. A wooden gate gives access at the side into the fully enclosed garden making it ideal for a family with children and/or pets. The garden is mostly laid to lawn with a patio area at the French doors as well as wooden decking in one corner both providing lovely spots for outdoor entertaining in the warmer months.
Garden storage 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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