

22 BYDAND GARDENS,
INVERURIE AB51 4FL

OFFERS OVER £235,000

peterkins













22 Bydand Gardens
Inverurie
AB51 4FL

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- 3 bedroomed detached bungalow
- Quiet residential cul-de-sac
- Well-presented and neutrally decorated throughout
- Well-proportioned living and bedroom accommodation
- Driveway
- Fully enclosed well maintained rear garden
- Gas central heating
- Full double glazing

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

EPC: C
Council Tax Band: E

Description: We are delighted to offer for sale this 3 bedroomed detached bungalow in the popular Town of Inverurie, which is within walking distance of the local shops and amenities. The good-sized accommodation is set over the ground floor and comprises of an entrance vestibule, W.C, lounge/dining room, kitchen, inner hallway, bathroom and 3 bedrooms, one of which has patio doors that open to the rear garden. Benefitting from gas heating and full double glazing. The driveway provides off street parking and there is a fully enclosed well maintained garden to the rear. The property would make an ideal home for a couple looking to downsize, family or first time buyers. Early viewing is highly recommended to see all this property has to offer.

Location: Pleasantly situated a short walk from the many amenities Inverurie has on offer. The town has an excellent range of shopping facilities and a full range of leisure pursuits both indoor and outdoor are at hand including bowling, swimming, golf and tennis. Regular bus and train services to Aberdeen also mean that Inverurie is within easy commuting distance of the city, being only 16 miles away. The Industrial Estates and offices to the west of the city together with Aberdeen Airport can be reached without entering the city centre.

Directions: Travel from the centre of Inverurie up West High Street, at the roundabout take the third exit onto North Street. Continue to the top of North Street, turning left at the roundabout into Burghmuir Drive. Thereafter take the first right into Brandsbutt, follow this road all the way up to the T-Junction and turn right, thereafter turn left into Bydand Gardens continue along and Number 22 is located on the left hand side, clearly identified by a Peterkins For Sale sign.

Entrance: Wooden door at the front of the property opens into the vestibule which leads to the W.C and into the lounge. Low level cupboard houses the consumer unit and electric meter. Ceiling light; smoke alarm; coat hooks and wood effect flooring with mat well carpet.

W.C: Comprising of a toilet and vanity wash hand basin with splashback tile and mirror above. Opaque window; ceiling light; extractor fan; heated towel rail and wood effect flooring.

Lounge/Dining room: 24’ x 12’ (7.31m x 3.65m) Generous sized room providing ample space for a range of freestanding furniture as well as a dining table and chairs if desired. Bay window to the front as well as a smaller window at the side both fill the room with natural light. Ceiling light; smoke alarm and wood effect flooring. Door into the kitchen and another into the inner hallway.

Kitchen: 10’ x 9’2’’ (3.04m x 2.79m) Fitted with a range of base and wall units, coordinating worktops and splashback tiling. Stainless steel sink with drainer and mixer tap. Space for slot in cooker with glass splashback and extractor hood above. Further undercounter spaces for fridge and dishwasher if desired. Ceiling light; heat alarm; extractor fan and wood effect flooring. Part glazed door and window to the side of the property.





Inner Hallway: From the lounge, this hallway leads to the bedroom accommodation and the family bathroom. Cupboard housing the central heating boiler. Access hatch to loft space. Ceiling light; smoke alarm and carpet.

Bedroom 1: 14'10'' x 10' (4.52m x 3.04m) A spacious room easily able to accommodate a double bed along with a range of freestanding furniture. Patio doors open out to the rear garden and fills the room with natural light. Ceiling light and carpet.

Bedroom 2: 11'10'' x 8'11'' (3.60m x 2.71m) Another good sized double bedroom set at the rear of the property with a window, ceiling light and carpet.

Bathroom: Comprising of a toilet, vanity wash hand basin and a bath with glass screen and mains fed shower head above. Aqua paneling and coordinating wood effect herringbone style flooring. Ceiling light; extractor fan; opaque window; heated towel rail..

Bedroom: 9'11'' x 7'9'' (3.02m x 2.36m) Completing the accommodation, this bedroom is also a good size with space for a range of freestanding furniture. Window with roller blind. Ceiling light and carpet.

Outside: Tarred driveway provides off street parking for several cars along the side of the property. The front garden is laid to lawn with some establishes plants.
A wooden gate at the side of the property opens into the rear garden which is fully enclosed making it ideal for children and/or pets. There is a patio area great for outdoor entertaining and the rest of the garden is laid to lawn with borders of established hedges, bushes and trees.
Rotary clothes dryer. Outdoor lightings and tap. Storage shed.

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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