

26 NORTH STREET,
INVERURIE AB51 4RS

OFFERS OVER £45,000

peterkins













26 North Street
Inverurie
AB51 4RS

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- 1 bedroomed ground floor flat
- Located within Inverurie town centre
- Easy walking distance of local shops and amenities
- Open plan lounge & kitchen
- Double bedroom with built in storage
- Shower room
- Gas central heating
- Double glazing
- Exclusive area of garden and stone shed

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

EPC: D
Council Tax Band: A

Description: 26 North Street is a 1 bedroomed ground floor flat within very easy walking distance of the local shops and amenities Inverurie town centre has to offer. The property requires a level of upgrading and modernizing throughout but would make a lovely first time purchase or buy to let property. The accommodation comprises of a shower room, open plan lounge/diner/kitchen and a double bedroom with fitted wardrobes and built in cupboards. Benefitting from gas central heating and full double glazing. Outside, parking is provided on the street and the rear consists of an exclusive garden and stone shed as well as a communal drying green.

Location: Inverurie is an expanding, prosperous town located only 16 miles from Aberdeen city centre. There is an excellent range of retail outlets and local shops, a health centre, several large supermarkets, swimming pool, sports centre, community centre, 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 continue up West High Street until reaching the roundabout. Take the third exit at the roundabout onto North Street. Continue up North Street and No. 26 is on the right-hand side clearly identified by Peterkins For Sale posters.

Entrance: From the street, a upvc door opens into the communal hallway leading to the main door of the property which is first on the left.

Hall: Wooden door opens into the property leading to the shower room and the lounge. Ceiling light and wood effect flooring.

Shower room: Comprising of a toilet, wash hand basin with splashback tiling and a tiled shower enclosure with an electric shower head. Hatch door into storage space. Overhead opaque window; ceiling light and wood effect flooring.

Lounge/Diner: 11'3'' x 9'2'' (3.42m x 2.79m) This room is open with the kitchen and can accommodate a range of freestanding furniture. Window to the front; ceiling light; telephone point and wood effect flooring.

Kitchen: 7'2'' x 7'1'' (2.18m x 2.15m) Fitted with a range of base and wall units, coordinating worktops and a stainless steel sink with drainer and mixer tap. Space plumbed for washing machine, space for a slot in cooker and an undercounter fridge. Ceiling light; window to the front and wood effect flooring.





Bedroom: 9’9’’ x 8’5’’ (2.97m x 2.56m) A good sized double bedroom benefitting from fitted wardrobes, shelved cupboard and another cupboard that houses the central heating boiler with further storage cupboard overhead. Window to the rear overlooking the gardens. Ceiling light; telephone point and wood effect flooring.

Outside: Parking is provided on the street at the front of the property.
There is an exclusive area of garden laid to lawn with a rotary clothes dryer along with an exclusive stone shed.
The drying green is communal along with a communal washhouse/stone 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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Inverurie
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