

**18 East Park Road,**  
Kintore, Inverurie, AB51 0FE

Price Around  
**£265,000**

**Under offer**

 4  2  2   156 m<sup>2</sup> EPC **D** Council Tax Band **F**



**Contact Solicitor**

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**Features**  Garage  Garden

**Description**

4/5 Bedroomed detached dwellinghouse in central village location

Close to shops, school and amenities  
Good commuter base for Inverurie, Dyce, Bridge of Don & Aberdeen  
Gas central heating & full double glazing  
Large well stocked, fully enclosed rear garden  
Single garage & large driveway

**Description:** This 4/5 bedroomed detached dwellinghouse is situated in a central village location. East Park Road is a quiet residential area close to the shops, school and amenities. Good commuter base for Inverurie, Dyce, Bridge of Don and Aberdeen. The property has exceptionally spacious rooms and benefits from gas central heating and full double glazing, has a large enclosed, well stocked and

established rear garden with further area of lawn and borders to the front along with garage and spacious driveway.

**Location:** Kintore is a thriving local village with a new primary school and is well served by local shops and services and is within easy commuting distance of Aberdeen and Dyce and the new Prime Four development site at Kingswells. Inverurie, nearby, is the nearest town and offers a wealth of shopping facilities and sporting amenities along with rail links to Aberdeen and Inverness. East Park Road lies only minutes from the local primary school and the village centre.

**Directions:** From Inverurie travel on the A96 toward Aberdeen. Continue straight on at the Thainstone roundabout. Take the first slip road into Kintore. Turn left at the small roundabout into the village. Continue along Northern road until you come to the village square, follow the road around to the right and take the second road on the left into East Park Road, follow the road around to the left and Number 18 is situated along here on the left hand side clearly identified by a Peterkins For Sale sign

**Entrance Hallway:** Entered through opaque glazed door with opaque glazed side-light, curtain behind. The hallway is decorated in warm tones with feature cornicing, dado and coving. Ceiling light fitment. Wood flooring. Open slat wood stairs with carpeted treads into the upper floor. Light above stairwell. The entrance hallway also has mat well and radiator coverings. Under-stair sitting area with telephone point. Further shelved and railed storeroom cloak cupboard. To the end of the hallway is a large walk-in shelved storage cupboard with light plumbed for washing machine and tumble dryer. Ample space for storage of a range of things, coat hooks etc. Tiled vinyl flooring.

**Lounge:** 16'0" x 13'9" (4.87m x 4.19m) The lounge is an exceptionally spacious room and has large window to front with vertical blinds and curtains. Ceiling downlights. Coving. Decorated in pale shades with television point. Neutral coloured carpet.

**Dining Room:** 10'11" X 9'7" (3.32m x 2.92m) The dining room is located off the hallway and could alternatively be used as a further bedroom. Window to rear with curtains. Ceiling light fitment. Decorated neutrally with feature papered wall. Carpet. Ample space for a large dining table and chairs along with a range of freestanding furniture.

**Bathroom:** The bathroom is decorated in pale tones and fitted with white three piece suite comprising wash-hand basin, W.C. and bath, electric 'Mira Event' shower above bath. Tiled in bath and shower area and splashback tiling behind wash-hand basin. Wood panel and painted to dado height in rest of room. Opaque window to rear with roller blind. Chrome fitments. Chrome heated ladder style towel rail. Mirror above wash-hand basin. Ceiling light fitment. Coving. Wood effect laminate flooring.

**Dining Kitchen:** 15'1" x 10'6" (4.59m x 3.20m) The family dining kitchen is fitted with a range of wall, base and drawer units, integrated fridge freezer and dishwasher, 1½ bowl stainless steel sink with mixer tap and drainer. Granite effect laminate worktop. Tiled splashback behind worktops. Pull out storage. Downlights in flyover. 5 ring Range Master Gas cooker with Range Master black chimney style extractor hood above. Under unit lighting. There is also a separate dresser style area to the kitchen with opaque glazed display units, shelving and cupboard with drawer units below. The kitchen has ample space for a table and chairs. Please note the dining table and chairs will be included in the sale. Ceiling light fitment. Decorated in pale shades with vinyl tile effect flooring.

**Downstairs Bedroom:** 13'1" x 11'8" (3.98m x 3.55m) This spacious double bedroom with window to front with vertical blinds and curtains. Decorated neutrally. Television point. Ample space for a large double bed along with freestanding furniture. Ceiling light fitment. Shelving. Neutral coloured carpet.

**Downstairs Bedroom 2:** 10'11" x 9'1" (3.32m x 2.76m) The second downstairs bedroom is located to the rear of the property with window overlooking the garden with blinds and curtains. Entire wall of sliding door part mirrored wardrobes, provides lots of storage. Decorated in pale shades with feature painted

wall. Ceiling light fitment. Fitments for surround sound speakers and wall mounted television. Ample space for a double bed along with freestanding furniture. Floating shelving. Neutral coloured carpet.

**Stairs to upper floor:** Open slat wooden stairwell with carpeted treads leads to the upper floor. Light above. The upper hallway gives access to the master bedroom and further double bedroom, the shower room, study, box room and walk-in storage cupboard which is used as a linen cupboard, drying room and is shelved.

**Box Room:** The box room is of a good size with light, decorated neutrally. Built in storage to one side. This is an ideal additional storage space, with further access to storage in the eaves.

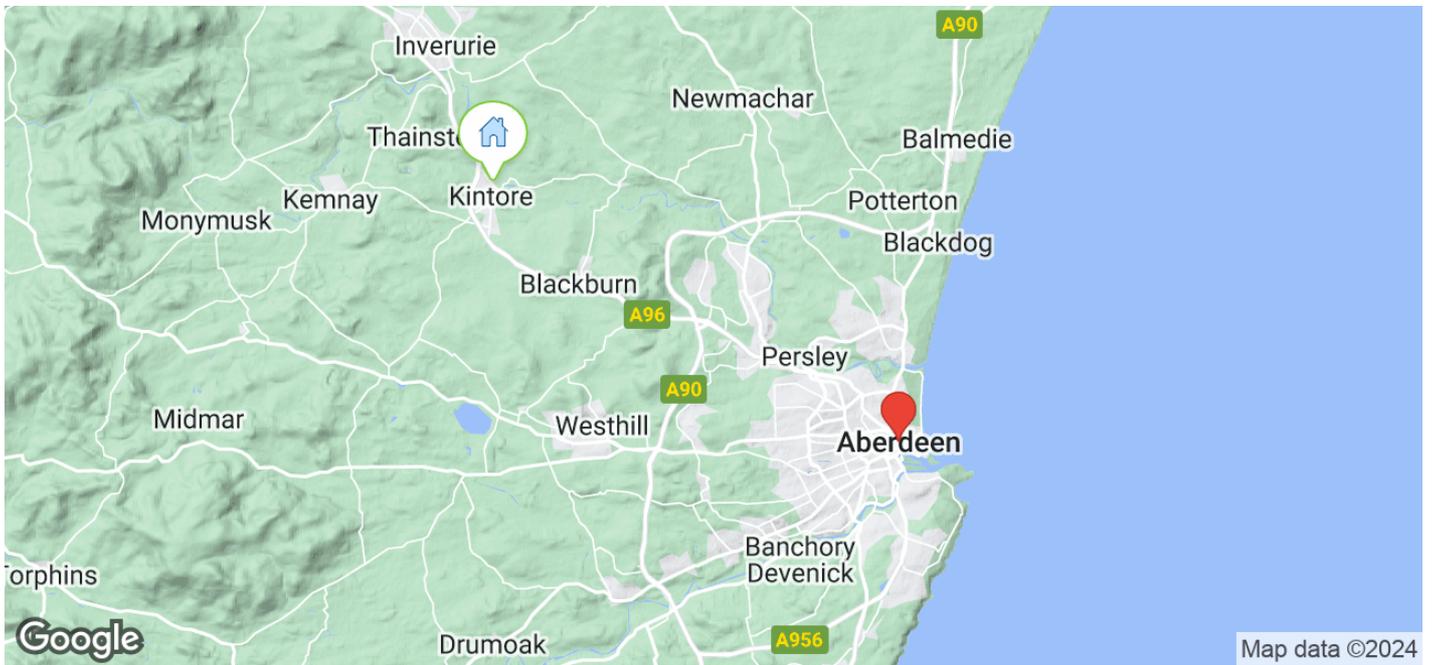
**Master Bedroom:** 15'0" x 13'1" (4.57m x 3.98m) The master bedroom is located to one end of the upper hallway. Window to side with curtains. Decorated neutrally with ceiling light fitment and co-ordinating carpet. Ample space for a large double bed along with freestanding furniture. Set of built-in double door wardrobes with shelving. Double door low level wardrobes with hanging rail and shelving. Further double door full height wardrobe with hanging rails. Drawer storage.

**Shower Room:** The shower room is fitted with a white two piece suite comprising concealed cistern W.C., wash-hand basin. Built-in furniture. Corner shower cubicle with electric 'Mira Event' shower. Aqua panelled to full height in shower cubicle area and tiled to dado height along wash-hand basin and W.C. wall. Mirror above wash hand basin. Opaque "Velux" window. Wall hung mirror. Chrome fitments and chrome ladder style heated towel rail.

**Study:** 8'6" x 5'2" (2.59m x 1.57m) The study/home office/nursery has "Velux" window to front. Built-in double door storage cupboard. Telephone point. Decorated neutrally. Access hatch to loft. Ceiling light fitment. Neutral coloured carpet.

**Bedroom:** 15'0" x 9'1" (4.57m x 2.76m) This bedroom has window to side with curtains. Decorated neutrally with feature papered wall. Ceiling light fitment. Ample space for a large double bed and freestanding furniture. Two lots of double door built-in storage cupboards with shelves and hanging rail. Also built-in drawer storage. Carpet.

**Outside:** An opaque glazed door leads out from the dining kitchen to the side of the property. Gate leads to the front. At the front there is a large driveway with ample parking for numerous cars along with access to the integrated garage. To the front there is low level wall and gate. Lawn area and border of established trees, shrubs and bushes. Path leads up the side of the garden and around to the back of the property. Gate leads through to the rear garden. Rear garden has a paved patio area. Ample space for a large table and chairs, ideal for outside entertaining. Space for the outside barbecue. Low level wall and rockery area with established trees, shrubs, bushes and bedding plants. Through from here there is the area of lawn again bounded by shrubs, bushes and trees. Lawn area leads towards a further path area which leads up to another sitting area with ample space for table and chairs again. Further lawn area which has rotary clothes dryer. Wall to rear of property with fencing along the side makes the garden entirely enclosed and extremely private. Further fenced area to front. This is a wonderfully well-kept garden with a range of plants, shrubs, bushes and trees etc.



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<https://www.aspc.co.uk/search/property/346919/18-East-Park-Road/Inverurie/>

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