

## 5 Townhead Place, Inverurie, AB51 4SW

Price Over  
**£199,000**

 **3**  **2**  **1**   **90 m²** EPC **D** Council Tax Band **D**



### Contact Seller

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### Features



Garage



Garden

## Description

### 3 Bedroomed semi-detached family home

Spacious accommodation throughout. Good commuter base for Westhill, Dyce, Bridge of Don and Aberdeen. Full Double Glazing. Gas Central Heating. Fully enclosed rear garden with wooden shed. Driveway to front and single garage

Three bedroomed semi-detached family home with spacious accommodation throughout. Good commuter base for Westhill, Dyce, Bridge of Don and Aberdeen. Full Double Glazing. Gas Central Heating. Enclosed rear garden with wooden shed. Driveway to front with integrated single garage.

**Location:** Located in the heart of Inverurie in a lovely residential part of the town but still within easy commuting distance of the industrial estates at Dyce, Bridge of Don and Westhill and only 16 miles from Aberdeen city centre. Inverurie boasts a wide selection of shops, restaurants and amenities and the rail link means Aberdeen is just a short train ride away. There are several primary schools and Inverurie Academy provides secondary education. There is an excellent health centre, cottage hospital,

several large supermarkets, a swimming pool and community centre nearby as well as golf, tennis, bowling and hillwalking.

**Ground Floor**

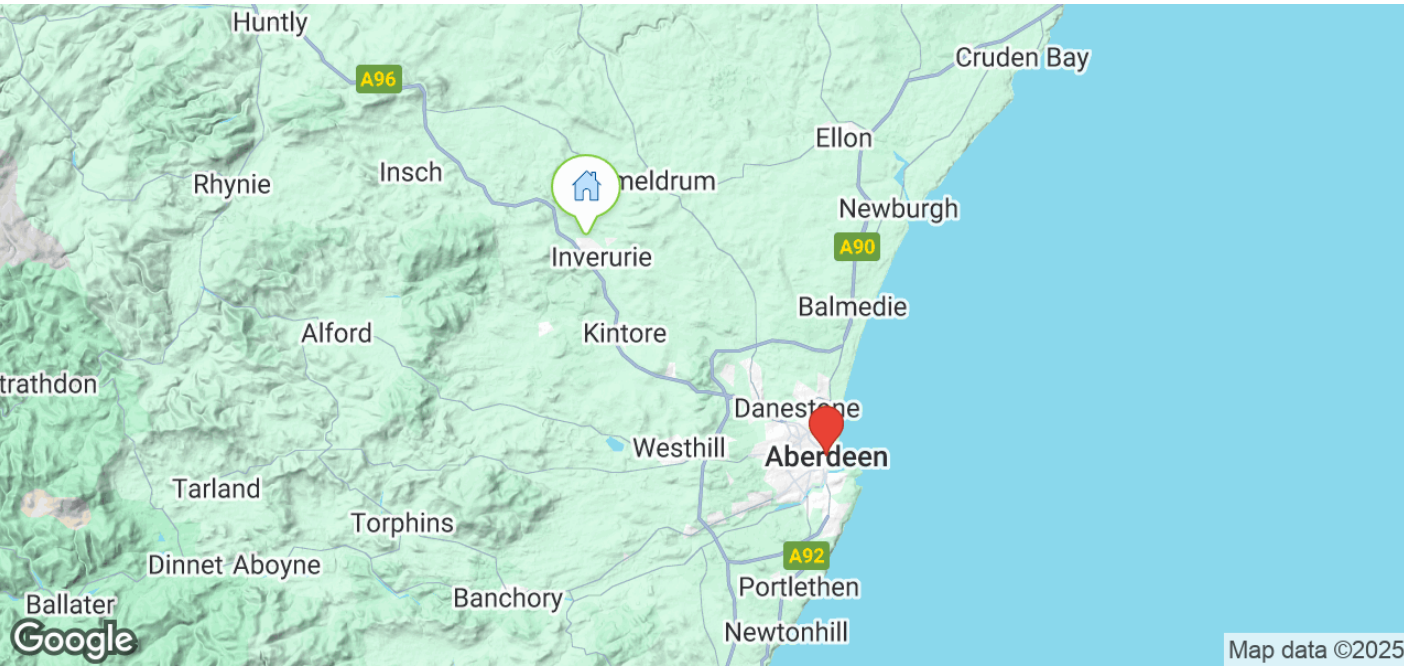
- Entrance hallway
- Lounge/Dining room
- Kitchen

**Upper Floor**

- Master Bedroom
- Bedroom 2
- Bedroom 3
- Bathroom

**Directions**

From the centre of the Inverurie head up West High Street and at the small roundabout take the second exit onto Blackhall Road, continue up here to the roundabout at “Morrisons”. Take the fourth exit onto Burghmuir way, take the right into Townhead Road and right again into Townhead Place, number 5 is located along here on the left hand side clearly identified by a Peterkins For Sale Sign.



**Accommodation comprises**

**Ground Floor**

**Entrance hallway:** Opaque glazed wooden front door leads into the property. The entrance hallway gives access through part glazed door to lounge and carpeted stair to upper floor. The hallway is decorated neutrally with ceiling light fitment, smoke detector, coat hooks and low level cupboard which houses the fusebox and meters. Carpet.

**Lounge/Dining room: 23'8" x 11'5" (7.21m x 3.47m)** The lounge and dining room are on open plan with a large picture window to the front with vertical blinds and curtains. Decorated neutrally the room has a ceiling light fitment and coving. There is also a window to rear with vertical blinds and curtains. The combination of the dual aspect windows make this a bright and airy room. The alcove in the lounge is currently used as a home office/study space but could equally be used as storage. Television and telephone points. Part glazed door leads out to the entrance hallway. Further part glazed door also leads into the kitchen. Neutral coloured carpet. Please note the curtains will be removed.

**Kitchen: 15'6" x 8'6" (4.72m x 2.59m)** The kitchen has window to rear with blind. Opaque glazed door leads out to the rear garden. The kitchen is well proportioned and fitted with a range of wall, base and drawer units. There are glazed display units. Single oven with gas hob above. Single bowl sink with mixer tap and drainer. Granite effect laminate worktops with tiled splashbacks. Ceiling strip light. Television points. Telephone point. Shelving. There is space for an under unit fridge and freezer along with plumbing for a dishwasher. Breakfast bar area, please note the stools will be removed. Tile effect vinyl flooring. Door to garage.

**Stairs to upper floor:** Carpeted stairwell leads to the upper hallway with painted handrail. The upper hallway has ceiling light fitment, smoke detector and gives access to the three double bedrooms along with the family bathroom. Hatch gives access to loft. The hallway is carpeted.

**Master Bedroom: 11'5" x 9'3" (3.47m x 2.81m)** Located to the front of the property is the master bedroom. Decorated neutrally with feature painted wall. Ceiling light fitment and coving. Window to front has curtains. Large double sliding door mirrored wardrobe provides lots of storage with shelving and hanging rail. Television point. Floating shelving on feature wall. This bedroom has ample space for a large double bed along with freestanding furniture and has neutral coloured carpet. Please note the curtains will be removed.

**Bedroom 2: 11'9" x 9'0" (3.58m x 2.74m)** The second bedroom is located to the rear of the property with window with curtains. Decorated neutrally. Ample space for a large double bed along with freestanding furniture. Built-in shelving. Wall of sliding mirrored door wardrobes with shelves and hanging rail again providing lots of additional storage. Ceiling light fitment. Smoke detector. Television point. Carpet.

**Bedroom 3: 14'8" x 7'8" (4.47m x 2.33m)** The third bedroom is also located to the front of the property with large windows with curtains. Decorated in neutral shades with ceiling light fitment and access hatch up to loft. Television point. Double door wardrobes with shelves and hanging rail and providing lots of storage. This bedroom again provides ample space for large double bed along with freestanding furniture.

**Bathroom: 14'4" x 6'4" (4.36m x 1.93m)** The bathroom is fitted with a W.C., urinal, two wash-hand basins and "P"-shaped bath. Tiled along one wall behind wash-hand basins, urinal and W.C., and aqua panelled to full height behind bath area. Electric "Triton" shower above bath. Ceiling light fitment. Extractor fan. Painted to dado height in rest of room in vibrant colours. Wall hung mirror. Shaver point. Chrome fitments. Opaque glazed window to rear with blinds. There is a mirror vanity unit above one wash hand basin. Glass shower screen over bath. Vinyl flooring.

**Outside:** To the front of the property there is a driveway in front of the garage and an area of lawn with established trees and bushes. Path leads up to the front door. Up and over door leads into the integrated SINGLE GARAGE which is of a good size, with ceiling strip lights, tap and power sockets.

Currently housing and plumbed for washing machine and tumble dryer. Range of shelving and wall mounted storage along with space for car. This is an ideal additional storage space. The rear garden which is entirely enclosed makes it ideal for a family with children and/or pets. There is an area of lawn, patio area, and stone sett paths. To one end there is an area ideal for the BBQ. Included in the sale is a large wooden shed. Established bushes, shrub and tree borders. Security lighting.

**View this property here**

<https://www.aspc.co.uk/search/property/349873/5-Townhead-Place/Inverurie/>

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