

**Valden, 3 Drumrossie Street,
Insch, AB52 6LB**

**Price Over
£164,000**

ASPC ref : 353450

 2  1  1 66 m² EPC **F** Council Tax Band **D**



Arrange a viewing

 **07403 568660**

 **01467-672800**

(Peterkins)

Peterkins

60 Market Place
Inverurie
AB51 3XN

Email:

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Website:

<http://www.peterkins.com>



Property features:

| | | |
|--|---|--|
|  Central heating |  Garden |  Parking |
|--|---|--|

Two Bedroomed Detached Bungalow

Large well established garden

Electric Heating

Good sized accommodation throughout

Easy commuting to Huntly, Inverurie, Dyce and Aberdeen

Good rail and road links north and south

A good sized detached two bedroomed bungalow set on an extremely spacious plot in the heart of the Village of Insch. Within walking distance of shops and amenities this would make a great home for a young couple or indeed an older couple downsizing. The accommodation all on one floor includes a bright, spacious Lounge, master bedroom to the front, further double bedroom, bathroom, dining kitchen and rear porch. A good sized driveway with parking for several cars, mature shrubs, path to side leads to the extensive rear garden which is mainly laid to lawn. This property also gives the opportunity of potential development to provide further accommodation in the loft area - subject to the usual planning/building consents.

Location: A 10 mile drive north of Inverurie, Insch rail and road links make it ideal for commuters. Amenities include a local cottage hospital/health centre, golf course and club, sports/leisure centre, nurseries, primary schools with local school buses provided to both Inverurie and Gordon Schools, Huntly. A range of shops cater for all everyday requirements - supermarket, P.O. chemist, bank, hairdresser etc.

Directions: Follow the A96 north of Inverurie taking the turning for Insch at the Kellockbank Garden Centre. Continue on this road passing the Industrial Estate on the right and the new houses on the left. Continue straight along this road a short distance and "Valden" is on the left and clearly identified by a Peterkins For Sale Sign.

Entrance Vestibule: Entered through a wooden front door with glass panel. Vinyl flooring with matwell. Glazed door leading to the hallway.

Hall: The hallway gives access to all accommodation and also benefits from two large built in storage cupboards, one fully shelved and one partly shelved. Access to loft area which is believed to be suitable for further accommodation (subject to the usual planning/building consents). Carpet.

Living room: 15'4" x 11'9" (4.67m x 3.58m) A lovely bright and spacious room located to the front of the property. Large window to the front with curtains and a further window to the side floods the room with natural light. The freestanding fireplace will be removed. Carpet.

Kitchen: 10'3" x 9'0" (3.12m x 2.74m) A good sized kitchen which has been fitted with base units and worktop. Stainless steel sink, drainer and taps. Space for slot in cooker. Plumbed for washing machine. Two built in storage cupboards, one fully shelved and the other partly shelved. Window to the side of the property with blind. Cork floor tiles. Glazed door to Rear Porch which is a great space with windows on three sides and part glazed door to the garden.

Bathroom: Fitted with a white three piece suite comprising bath with electric shower above, WC and wash hand basin. Aqua panelling around bath and tiled sink splash back. Window to rear. Vinyl flooring.

Bedroom 1: 11'6" x 9'11" (3.50m x 3.02m) A bright and spacious double bedroom located to the front of the property. Built in double wardrobe with sliding wooden doors. Carpet.

Bedroom 2: 10'4" x 9'11" (3.14m x 3.02m) A good sized double bedroom to the rear of the property. Built in double wardrobes with sliding wooden doors. Original wooden floorboards.

Outside: A tarred driveway leading to the front of the property and has parking for several cars. There is also a good sized area to the side of the property which could easily accommodate a single garage if desired. Area of mature garden to the front well stocked with plants and shrubs. Path to the side leads to the extensive rear garden. Laid mainly to lawn with paved patio area, ideal for outdoor entertaining. Shed to remain.

View this property on aspc.co.uk:

<https://www.aspc.co.uk/search/property/353450/Valden--3-Drumrossie-Street/Insch/>

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