

## 41 Dunnydeer View,

Insch, AB52 6HW

Price Over

**£280,000**

**Under offer**

 **5**
 **2**
 **2**

 **162 m<sup>2</sup>**
 EPC **C** Council Tax Band **F**



### Contact Solicitor

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### Features



Garage



Garden

## Description

Seldom does such a high quality home come onto the open market. Situated within a quiet residential development in the village of Insch, we are delighted to offer this **FIVE BEDROOM DETACHED DWELLINGHOUSE** providing excellent family accommodation. The property, located on a corner plot, boasts many appealing features including oil central heating, full double glazing, upgraded throughout and views towards 'Dunnydeer Hill'.

An entrance vestibule leads to the welcoming hallway with handy storage cupboard and cloakroom with two piece suite. The spacious lounge situated to the front of the property features a large window allowing natural light to flood in. At the heart of this home is the superb dining kitchen which has been fitted with a wide range of quality base and wall units and ample space for dining furniture. On semi open plan with the kitchen is the large sun room offering additional family space and benefiting from sliding doors onto a decking area. Located off the kitchen is the convenient utility room with base and

wall units, door to rear garden and access to the integral garage. Also located on the lower floor is the fifth bedroom which can be utilised in many ways.

Upstairs, there are three well-proportioned bedrooms two of which benefit from built in storage cupboards. The modern family bathroom has been fitted with a white three piece suite with separate shower enclosure. The stunning master bedroom enjoys the luxury of two double built in mirrored wardrobes and an ensuite bathroom with two piece suite and shower. Also accessed from the upper floor landing is the large storage cupboard and good sized partially floored loft.

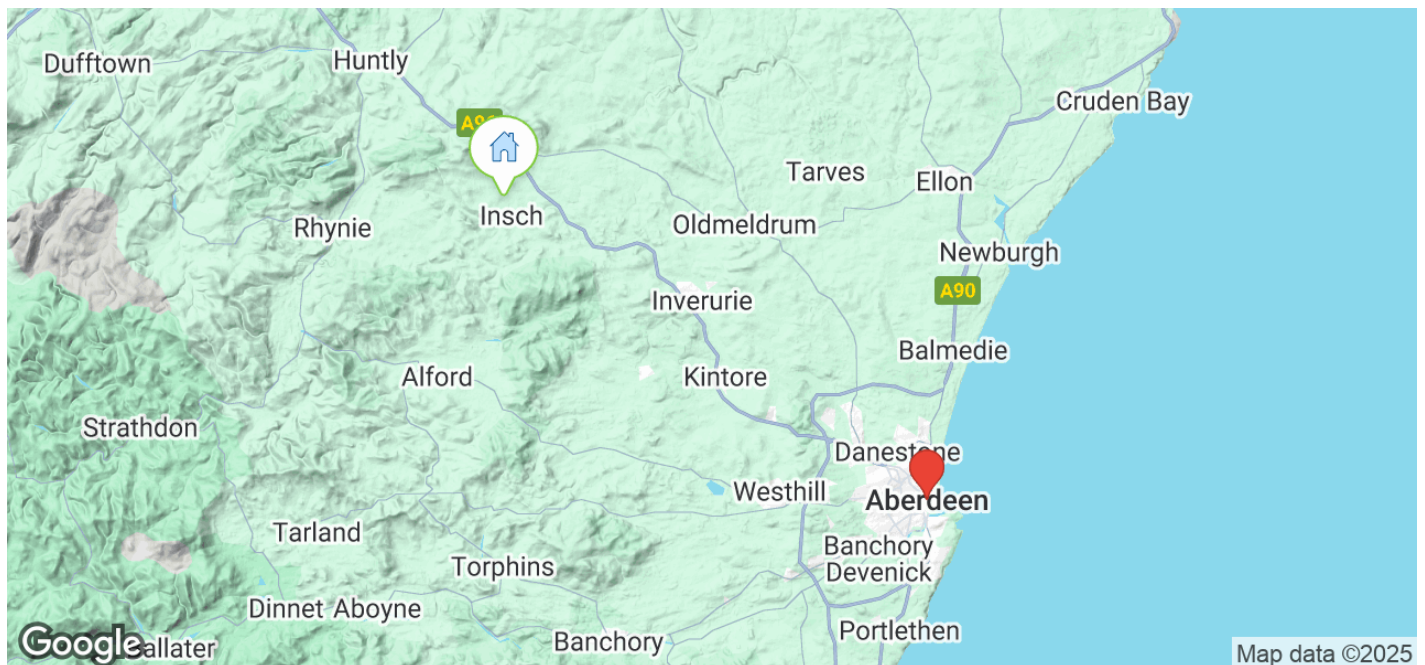
The property will be sold inclusive of all carpets, floor covering, blinds, some light fittings, shades and integrated kitchen hob, oven and fridge.

Viewing is highly recommended to fully appreciate the spacious extent of this property.

The property is situated in the village of Inch which has a good cross section of local shops providing for everyday needs, a mother and toddler group and a local primary school. Secondary education is provided nearby at either the Gordon Schools at Huntly or Inverurie Academy. Regular bus and train services mean that Inch is within easy commuting distance of the Industrial Estates and Offices together with the Airport to the west of the City.

## Directions

From Aberdeen travel on the main A96 Aberdeen - Inverness road passing the Oyne fork and the village of Old Rayne. Turn left onto the road signposted for Inch and follow this road into the village. After the crossroads take the next road on the right onto Western Road and take the second road on the right onto Dunnydeer View. The property is situated a short distance along on the left hand side as indicated by our For Sale sign.



## Accommodation comprises

### Ground Floor

Vestibule 1.52m x 1.68m

Hallway 2.44m x 3.96m

Cloakroom 1.68m x 1.52m

Bedroom 3.05m x 3.05m

Lounge 5.8m x 3.8m

Kitchen 3.35m x 2.9m

Dining Area 3.8m x 2.9m

Utility Room 2.6m x 1.68m

Sun Room 4.72m x 3.96m

### **First Floor**

Upper Landing 4.57m x 2.44m

Master Bedroom 4.72m x 4.57m

Ensuite 1.83m x 1.22m

Bedroom 3.35m x 2.9m

Bedroom 3.05m x 2.74m

Bedroom 3.35m x 2.95m

Bathroom 2.44m x 2.9m

### **Outside**

The low maintenance rear garden is mainly laid to lawn enjoying pleasant views towards Bennachie and features a large raised decking area ideal for outdoor entertaining. To the front of the property, there is an area of lawn and a loc bloc driveway providing ample off street parking facilities and provides access to the SINGLE GARAGE with power, light and water tap.

#### **View this property here**

<https://www.aspc.co.uk/search/property/362178/41-Dunnydeer-View/Insch/>

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