

## 68 Whiteley Well Drive, Inverurie, AB51 4FN

Price Over  
**£195,000**

ASPC ref : 362762

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 77 m<sup>2</sup> 
 EPC **D** 
 Council Tax Band **D**



### Arrange a viewing

Below Home Report Valuation

07929 529754

01467-629300

(Raeburn Christie Clark & Wallace)

### Raeburn Christie Clark & Wallace

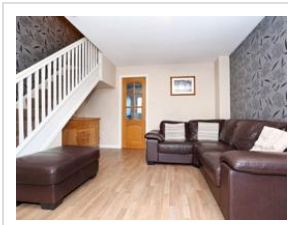
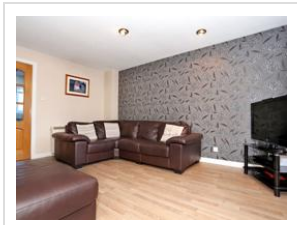
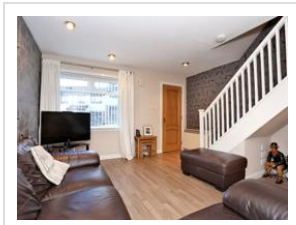
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<http://www.raeburns.co.uk>



### Property features:



Situated within an extremely popular and affordable residential area and within walking distance of local shops and Strathburn Primary School, this freshly presented three bedroomed mid terraced dwelling with garage is the ideal family home. The accommodation includes the entrance vestibule with cloaks cupboard and the lovely lounge with attractive décor. The fully fitted dining kitchen is to the sunny rear and provides space for a table and chairs. The first floor includes the master bedroom which is also located to the sunny rear and there are two further bedrooms each with built-in wardrobe accommodation. The upgraded elegant family bathroom includes a separate shower cubicle. Outside, parking is on the driveway to the garage which has a door to the rear garden enjoying the south westerly facing aspect and includes a large lawn and paved patio ideal for summer entertaining.

Full Planning Permission is in place to form an extension to include a Family Room, Utility Room and Cloaks/w.c. Aberdeenshire Council Planning Ref No: APP/2017/1651. Viewing recommended.

Inverurie is an expanding and prosperous town with excellent road and rail links to the north and south including Aberdeen, Dyce, Huntly

and Elgin. 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.

**Entrance Vestibule** The entrance door with leaded glass style inset gives entry into the vestibule with laminate wood effect flooring which is carried through to the lounge and dining kitchen. Panelled oak door to lounge. Built-in cloaks cupboard containing hanging and shelving space.

**Lounge 14'11" x 12'11" [4.55m x 3.95m] approx.** Located to the front with a window overlooking the driveway, this tastefully presented lounge, with feature decorative walls, includes an open downstairs area which is ideal as a study area. Telephone and TV points. Downlighters. Stairs to first floor with matching decorative wall. Two storage heaters.

**Dining Kitchen 12'10" x 8'7" [3.91m x 2.60m] approx.** Filled with afternoon and evening sunshine in the summer months through the wide window with roller blind and the bowl style stainless steel sink below, this bright fully fitted shaker style kitchen includes long work surfaces, white tiling and cabinets at high and low level which will include the electric hob, hood, double ovens and the washing machine. Space is provided for a table and chairs. Door with glazed panel to garden. Panel heater.

**First Floor** The carpeted staircase leads to the first floor landing which has two loft hatches and a built-in storage cupboard.

**Master Bedroom 13'1" x 8'4" [3.99m x 2.55m] approx.** Located to the rear with a sunny aspect in the summer with open views, this is a recently redecorated double bedroom. The wardrobe system will not remain. TV and telephone connections.

**Bedroom 2 13'0" x 8'8" [3.96m x 2.65m] approx.** This vibrant bedroom, with colourful décor is located to the front of the property with two windows and a built-in double sliding door wardrobe. Airing cupboard containing the hot water tank and shelving. TV point. Storage heater.

**Bedroom 3 11'3" x 8'6" [3.43m x 2.59m] approx.** This attractive double bedroom is also located to the front with a large double sliding door wardrobe containing hanging and shelving space. Wall shelving. Wall mounted TV point with power socket. Panel heater.

**Bathroom 9'5" x 8'5" [2.87m x 2.57m] approx.** This spacious family bathroom, with lovely Karndean flooring, includes the white w.c. and wash hand basin below the westerly window with vanity storage below. The bath, attractively tiled to ceiling height, is adjacent to the shower cubicle which is lined with wet wall and also includes an electric shower with fan above. Chrome ladder heated towel rail. Downlighters.

**Garage 23'9" x 8'11" [7.20m x 2.72m] approx.** The driveway provides parking for one vehicle and leads to this extra length garage which is equipped with an up and over door, power, light and external water tap to the rear. Door and window to the rear.

**Gardens** The front garden is low maintenance with coloured gravel and a shrub border. The rear garden enjoys an extremely sunny aspect in the summer months and includes a large paved patio ideal for summer entertaining into the late evenings. The lawn is bordered with rose, honeysuckle and ivy. The Wendy house is included.

**Directions** From Burghmuir Road turn into Gordon Road and head to the top of the hill turning right into Whiteley Well Drive where Number 68 is the second property on the left hand side.

## Notes

Electric storage and panel heating. uPVC Double glazed windows and front door. EPC=D. All carpets, curtains, blinds, light fittings, the electric hob, stainless steel hood, double ovens and washing machine are included. The Wendy house in the garden is also included. Full Planning Permission is in place to form an extension to include a Family Room, Utility Room and Cloaks/w.c. Aberdeenshire Council Planning Ref No: APP/2017/1651.

View this property on [aspc.co.uk](https://www.aspc.co.uk):

<https://www.aspc.co.uk/search/property/362762/68-Whiteley-Well-Drive/Inverurie/>

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