

**32 Queens Road,
Inverbervie, Montrose, DD10 0RY**


**Price Over
£135,000**

ASPC ref : 368392

 3  1  1 72 m² EPC **D** Council Tax Band **C**



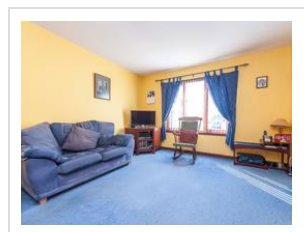
Arrange a viewing

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Property features:

-  Garden
-  Parking

Situated within the popular coastal town of Inverbervie within easy walking distance of the many local amenities and transport links for an easy commute into Aberdeen we offer for sale this **THREE BEDROOM SEMI DETACHED VILLA**. Benefitting from electric heating and double glazing this property would make an ideal first time buy.

The property is entered into the vestibule with hanging space for coats and jackets and then follows into the hallway with the stairs ascending onto the second floor. The well proportioned lounge is situated to the front of the home with a large window allowing an abundance of light to flood the room. To the rear the modern dining kitchen features wall, base and drawer units and ample space for a range of dining furniture. A door leads out to the rear garden allowing you to soak in the countryside views.

Upstairs, the upper hallway provides access to the floored loft offering excellent storage space. There are three good sized bedrooms, all of which benefit from built in storage and bedroom two featuring the countryside views. Completing this home is the bathroom fitted with a three piece suite incorporating a shower over the bath.

Outside, the front garden is laid to lawn with a border of attractive plants and shrubs and the driveway provides off street car parking. To the rear, the garden enjoys a patio and decking area perfect for alfresco dining, an area of lawn, a garden shed and bin store.

The property is to be sold inclusive of all fitted flooring, curtains, blinds, light fittings and shades together with the kitchen white goods.

Ground Floor

Entrance Vestibule 1.04m x 0.94m

Inner Hallway 1.37m x 1.1m

Lounge 4.8m x 4.78m

Dining Kitchen 4.78m x 2.97m

First Floor

Upper Hallway 3.12m x 1.93m

Bedroom 1 3.9m x 2.77m

Bedroom 2 2.95m x 2.77m

Bedroom 3

Bathroom 1.93m x 1.93m

Inverbervie is a peaceful coastal town approximately 10 miles south of Stonehaven placing it within easy commuting distance of Aberdeen. It has a good range of shops and benefits from all local amenities such as a primary school and superb leisure facilities. Stonehaven also provides a wider selection of shops, services and leisure facilities.

From the direction of Aberdeen travel south on the A90, taking the coastal route at Stonehaven. Upon entering Inverbervie, turn right in Church Street and left into Meadowside, continuing ahead and turning right into Queens Road and the property is located at the top on the right hand side.

View this property on aspc.co.uk:

<https://www.aspc.co.uk/search/property/368392/32-Queens-Road/Montrose/>

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