

**26 Homefarm Park,  
Rothienorman, Inverurie, AB51 8SB**
**Price Over  
£170,000**

ASPC ref : 368436

 3 1 1 86 m<sup>2</sup> EPC **C** Council Tax Band **D**

**Arrange a viewing**
**07772 471517 or Mr Forbes (07870 800514)**  
(Mrs Forbes)

**Wilsone & Duffus**

 14 Chapel Street (property)  
Aberdeen  
AB10 1SP

**Email:**
[property@wilsoneduffus.co.uk](mailto:property@wilsoneduffus.co.uk)
**Website:**
<http://www.key-moves.co.uk>

**Property features:**


This immaculately presented **THREE BEDROOMED SEMI DETACHED FAMILY HOME** enjoys an idyllic countryside location with stunning views and offers well-proportioned accommodation for the growing family. Amongst its many features, the property benefits from oil fired central heating, double glazing and is further enhanced by neutral tones and excellent storage space.

The ground floor accommodation comprises welcoming entrance hallway, WC, spacious lounge and dining kitchen with French doors leading to the rear garden. On the first floor there are 3 good sized bedrooms with storage, a family bathroom and access to a partially floored loft with Ramsay ladder.

All carpets, curtains, blinds and light fittings will be included in the sale.

**Viewing is highly recommended to fully appreciate all this property has to offer!**

## GROUND FLOOR

**Entrance Hallway:** This right and welcoming hallway allows access to ground floor accommodation with stairs to the upper floor. Neutral carpet, radiator, decorative light fitting.

**WC:** White two piece suite with opaque window to the front of the property. Linoleum flooring, light fitting, radiator.

**Lounge (14'06 x 14'06 approx):** Spacious and bright room with window overlooking the front garden. Neutral carpet, decorative light fitting, TV and telephone point storage cupboard housing Sky TV and Electric meter, door leading to Dining Kitchen.

**Dining Kitchen (12'01 x 9'01 approx):** Modern fully fitted kitchen with French doors leading to the rear garden. Tiled splash backs, tiled flooring, Neff electric oven and hob with extractor fan, space for fridge / freezer and washing machine. Two decorative light fittings, radiator.

## FIRST FLOOR

**Master Bedroom (10'06 x 10'04 approx):** A large rear facing master bedroom with beautiful countryside views. Double mirrored wardrobe, neutral carpet, light fitting, radiator.

**Bedroom Two (11 x 8'08 approx):** A good sized bedroom with window overlooking the front of the property. Double mirrored wardrobe, neutral carpet, light fitting, radiator.

**Bedroom Three (11'01 x 8'11 approx)** Another well-proportioned front facing bedroom with storage cupboard. Neutral carpet, light fitting, radiator.

**Family Bathroom (7'04 x 6'08 approx):** White three piece suite with concealed WC and wash hand basing with storage underneath. Electric shower over bath with attractive splash back tiles, chrome heated towel rail, linoleum flooring, light fitting.

**OUTSIDE** Externally the property is very well maintained. The garden to the front of the property is mainly laid to lawn with block paved driveway. To the rear there is a fully enclosed large garden also laid to lawn with paved pathways to storage sheds and drying area.

**LOCATION** The property enjoys a pleasant location in a quiet residential development in Rothienorman, within walking distance of the local primary school and nursery. Rothienorman is a popular commuting base for both Aberdeen and Dyce. It offers all the usual village amenities including a village pub, breakfast and after school clubs and nursery, with an extensive range of facilities being available in Inverurie which is around 10 miles away.

**DIRECTIONS** From Inverurie take the B9001 to Rothienorman. Once in Rothienorman continue through the village, turning right at the crossroads in the centre of the village. At the next mini roundabout turn left. Follow this road for a short distance and take the second road on the left into Homefarm Place, then first road on the right into Homefarm Park. Number 26 is located on the right hand side.

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

<https://www.aspc.co.uk/search/property/368436/26-Homefarm-Park/Inverurie/>

The foregoing particulars are being distributed on behalf of the Selling Solicitors by Aberdeen Solicitors' Property Centre Ltd. of 40, Chapel Street, Aberdeen AB10 1SP (Tel: 01224 632949). Whilst the particulars have been prepared with care and are believed to be accurate, no liability for any errors or omissions therein or the consequences thereof will be accepted by the Selling Solicitors or Aberdeen Solicitors' Property Centre Ltd. © Aberdeen Solicitors' Property Centre and Selling Solicitors.