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Residential

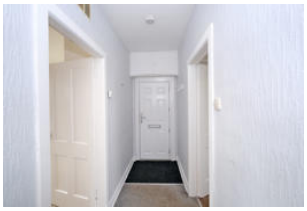
28b Blackhall Road,

Inverurie, AB51 4JL

Fixed Price

£99,000

2 1 1 54 m² EPC **D** Council Tax Band **B**



Contact Solicitor

Peterkins
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http://www.peterkins.com

Features Garden

Description

Spacious first floor flat

2 double bedrooms

Bathroom with shower

Easy walking distance of the town centre

Off street parking

Within easy commuting distance of Aberdeen, Dyce, Bridge of Don and Westhill

This two bedroomed first floor flat with private parking and garden in located within walking distance of shops, amenities and transports links.

The accommodation comprises: hallway, bright and spacious lounge, beech effect kitchen, two double bedrooms and bathroom with shower above bath.

To the front of the property there is a gravelled driveway with private parking. Exclusive garden to the rear with shed and shared drying green.

Location: 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 hub, several large supermarkets, a swimming pool and community centre nearby as well as golf, tennis, bowling and hillwalking.

Directions

From the centre of Inverurie, continue onto West High Street and take the second exit at the roundabout onto Blackhall Road. Number 28B Blackhall Road is on the right-hand side indicated by a Peterkins for sale sign.

Accommodation comprises

Entrance: Protected by a security entrance system. Staircase with handrail leads to the property which is located on the first floor.

Hall: Entered by a solid hardwood door and giving access to all the accommodation. High level meter cupboard. Coat rack. Central heating thermostat. Matwell flooring leading onto carpet.

Living room: 14'10" x 11'5" (4.52m x 3.48m) With a large picture window overlooking the front of the property this is a bright spacious living room. Fitted cupboard which houses the gas central heating boiler. TV and Telephone points. Carpet.

Kitchen: 11'9" x 5'5" (3.58m x 1.65m) Fitted with beech effect base and units with ceramic tiling around the co-ordinating worktop. Stainless steel sink with single drainer and mixer tap. Space for fridge. Slot in cooker with extractor hood above. Two large windows with roller blinds floods the room with light. Vinyl flooring.

Bedroom 1: 11'10” x 10'10” (3.60m x 3.30m) This is a spacious double bedroom to the front of the property with two fitted wardrobes which provide both hanging and shelving storage space. Carpet.

Bedroom 2: 10'9” x 8'5” (3.27m x 2.56m) Second spacious double bedroom overlooking the rear of the property. High level TV point. Carpet.

Bathroom: Fitted with a matching 3-piece white suite comprising WC, wash hand basin set within a vanity unit which provides additional storage space. An instant shower is situated over the bath area. Window with blind. Small fitments to remain.

Outside: To the front of the property is a graveled area with paving which provides private parking. Exclusive area of garden to the rear, garden shed to remain. Mutual drying green.

View this property here

https://www.aspc.co.uk/search/property/381222/28b-Blackhall-Road/Inverurie/

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