

**6 Dunnydeer Place,
Insch, AB52 6HP**


**Price Over
£310,000**

ASPC ref : 384388

 5  3  4 199 m² EPC **C** Council Tax Band **E**



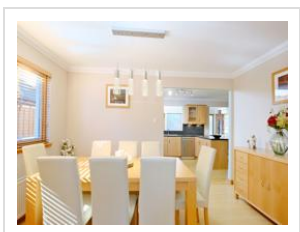
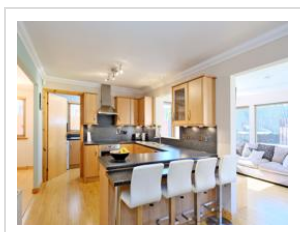
Arrange a viewing

 **07769 943790**





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Property features:

 Central heating	 Garage	 Garden	 Parking
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5 Bedroomed detached dwellinghouse

Well-presented spacious accommodation throughout

Central village location

Oil central heating and full double glazing

Well maintained garden grounds to the front and rear

Spacious driveway. Large detached garage.

We are delighted to offer for sale this spacious **five bedroomed detached dwellinghouse** in the heart of Inch Village. It offers well-presented spacious living and bedroom accommodation throughout. Benefitting from oil central heating and full double glazing. Completing the package is a large detached garage with driveway to the front and well-maintained garden grounds. Early viewing is highly recommended to see all the property has to offer.

Location: A 10 mile drive north of Inverurie, Inch rail and road links make it ideal for commuters. Amenities include a local cottage hospital/health centre, 18-hole golf course and club, sports/leisure centre, nurseries, primary schools with local school buses provided to both Inverurie and Gordon Schools, Huntly. A range of shops cater for all everyday requirements - supermarket, post office, chemist, bank, hairdresser, cafes, Hotel and restaurant.

Directions: From Inverurie travel on the main A96 Aberdeen to Inverness road. Turn left at the Oyne Fork and follow the road until reaching Inch. Turn right into the village at the sign 'Town Centre'. Follow the road until reaching the crossroads, then turn left following the road past the shops and take the first road on the right. Continue along Western Road taking the fourth road on the right into Dunnydeer View and the first road on the right into Dunnydeer Place, number 6 is located along here on the right-hand side clearly identified by a Peterkins For Sale sign.

Entrance Hallway: Entered through a part opaque glazed wooden front door with opaque glazed sidelights with curtains behind. The entrance area has a ceiling downlight and coving and the hallway is decorated neutrally with ceiling light fittings and smoke detectors, and gives access to the stairwell to upstairs, the lounge, dining kitchen, door to understair storage cupboard which houses the hot water cylinder and is an ideal airing cupboard, second large shelved storage cupboard with lighting, access is also given to the family bathroom, three bedrooms and another storage cupboard which is shelved with hanging rail and provides great storage space. The hallway is completed with wood effect flooring.

Lounge: 17'8" x 12'0" (5.38m x 3.65m) The lounge is located to the front of the property and has a large picture window with blinds flooding the room with natural light. The lounge is decorated neutrally with feature painted wall, ceiling downlights, coving, telephone and television points, completed with pale wood effect laminate flooring. Ample space for a range of furniture. French doors lead through to the dining room.

Dining Room: 13'9" x 9'3" (4.19m x 2.81m) The dining room is located off the lounge and leads to the dining kitchen. The dining room has window to side with blinds and is decorated neutrally with stunning ceiling light fitting, coving and completed with wood effect laminate flooring, the dining room provides ample space for a large dining table and chairs along with a range of freestanding furniture. Opening leads through to the dining kitchen.

Dining Kitchen: 18'1" x 9'9" (5.51m x 2.97m) The dining kitchen is bright and airy, decorated in pale tones with ceiling light fittings, downlights and coving. The kitchen itself is fitted with a range of wall, base and drawer units with wood effect frontals and granite effect laminate worktops, co-ordinating splash backs, and glass display unit. 1½ bowl stainless steel sink with mixer tap and drainer, integrated oven with five ring ceramic hob above and chimney style extractor hood above again. Space for dishwasher and standalone American style fridge freezer. There is under unit and plinth lighting, completed with wood effect flooring. A breakfast bar has seating for four. The kitchen has a doorway through to the utility room an opening through into the sun lounge at the rear and a glass panelled door out to the hallway.

Utility Room: 9'9" x 5'2" (2.97m x 1.57m) The utility room located to the side of the property has window with blind and part opaque glazed door leading to the rear garden, fitted with the same range of wall and base units, matching worktops and splashbacks. There is a single bowl stainless sink with mixer tap and drainer, plumbed for washing machine, tumble dryer and housing the central heating boiler. The utility room is decorated in pale tones with ceiling light fitting, coving and wood effect flooring with matwell at the rear door.

Sun Lounge: 16'9" x 12'1" (5.10m x 3.68m) The sun lounge is located to the rear of the property, has windows on three sides with blinds. This is a great additional living space, decorated neutrally with ceiling downlights, smoke detector, doors lead out to the patio area of the rear garden, doors have curtains, bracket for wall mounted television. Completed with wood effect flooring.

Bathroom: 9'9" x 5'5" (2.97m x 1.65m) The well-proportioned bathroom is fitted with a three-piece suite comprising concealed cistern W.C. bath with Jacuzzi jets and wash-hand basin on vanity furniture. Large mirror behind the wash-hand basin, tiled behind the bath area, ceiling downlights, coving, extractor fan, opaque glazed window to rear with blind, decorated in grey tones with wood effect laminated flooring.

Bedroom 2: 14'0" x 9'9" (4.26m x 2.97m) The first of the downstairs bedrooms has window to rear with curtains, decorated neutrally with ceiling light fitting, coving, double sliding door mirrored wardrobes provide great storage with shelving and hanging rails. Television point. Ample space for a king size bed along with a range of freestanding furniture and completed with neutral toned carpet. Door to en-suite. **En-Suite Shower Room:** The en-suite is fitted with a white two-piece suite comprising semi pedestal wash-hand basin and W.C. There is also a separate shower cubicle, tiled to full height with mains fed shower. Ceiling downlights, coving, extractor fan, opaque glazed window to rear with blinds, wall mounted mirrored vanity unit, mirror above wash-hand basin, tiled splashback behind, shaver point and small chrome fittings. Wood effect flooring.

Bedroom 4: 10'11" x 9'6" (3.32m x 2.89m) The second of the downstairs bedrooms is located to the front of the property with

window and blind. This room has ceiling downlights, coving, is decorated neutrally with feature painted wall, ample space for a double bed, sliding door wardrobes with shelving and hanging rail, and completed with neutral toned carpet.

Bedroom 5: 9'8" x 8'11" (2.94m x 2.71m) Completing the downstairs bedroom accommodation this bedroom has window to front with blind, decorated neutrally with ceiling light fitment and coving, ample space to be used as a bedroom or sitting room/family room/television room etc. Neutral coloured carpet.

Stairs to Upper Floor: A carpeted stairwell with wooden handrail leads to the upper floor. The upper hallway is decorated neutrally has ceiling light fitment and smoke detector with "Velux" window with black-out blind and gives access to two bedrooms.

Bedroom 1: 13'11" x 12'6" (4.24m x 3.81m) The first of the two upper bedrooms, has "Velux" window with black-out blind, ceiling downlights, decorated neutrally with neutral coloured carpet. This room has ample space for a large double bed along with a range of freestanding furniture, the bedroom also leads onto the dressing room area and en-suite shower room. **Dressing Room: 9'0" x 5'6" (2.74m x 1.67m)** A well thought out space the dressing area has lighting, shelving, coat hooks, hanging rails and neutral coloured carpet. **En-Suite Shower Room: 8'9" x 8'2" (2.66m x 2.48m)** The en-suite is fitted with a white two-piece suite comprising semi pedestal wall hung wash-hand basin and W.C. There is also a separate shower cubicle tiled to full height with mains fed shower. Ceiling downlights, extractor fan, "Velux" window with blind, mirror above wash-hand basin, shaver point, tiled splashback behind, small chrome fittings decorated in grey tones and finished with anti-slip flooring.

Bedroom 3: 13'7" x 10'5" (4.14m x 3.17m) Completing the bedroom accommodation to the opposite side of the hallway is another double bedroom decorated neutrally with ceiling downlights and "Velux" window providing lots of natural light. This room has television point, ample space for a large double bed along with a range of freestanding furniture or alternatively to be used as a playroom etc, built-in shelving, wardrobe and completed with neutral coloured carpet. **En-Suite/Dressing Room: 12'2" x 4'9" (3.70m x 1.44m)** The en-suite/dressing room is fitted with a white two piece suite comprising wall-hung semi pedestal wash-hand basin and W.C. a separate shower cubicle is tiled to full height with mains fed shower, ceiling downlights, extractor fan, mirror above wash-hand basin with tiling behind, dressing table area with mirror and light above. Tiled shelving, neutral décor, "Velux" window with blind small chrome fittings and completed with mosaic tile effect vinyl flooring.

Additional Note: Please note all window blinds and dishwasher will be included in the sale. The curtains and American style fridge freezer will be available by separate negotiation. However, the washing machine and tumble drier will be removed.

Outside: To the rear of the property steps lead down to patio area which has ample space for a table and chairs. The rear garden is mainly laid to lawn on split levels with outside lighting and fencing all the way around making it entirely enclosed. A path leads along the rear of the property to the door into the utility room and a gate which allows access around to the front. Low maintenance stone chips along one side. To the opposite side and behind the garage are two wooden storage sheds, which will be incorporated in the sale, a further gate at the side leads onto the driveway.

The garage 18'4" x 12'0" (5.58m x 3.65m) is accessed via a roller door to the front, with door and window to side. The garage is a well-proportioned single with ample space for storage. There both hot and cold taps. Workbench area with light fitment above to the rear with cupboards and worktops with fridge below, electric points and shelving. Ladder leads up the floored loft space above the garage which will provide excellent additional storage, with outside security lighting.

Outside and to the front of the property there is a spacious driveway with parking for several cars. Stone chipped area with barrel planters. A path and steps lead up to the front door. External lighting. Outside to the front is an area of lawn with an established tree and path leads along to the gateway at the opposite side of the property.

View this property on aspc.co.uk:

<https://www.aspc.co.uk/search/property/384388/6-Dunnydeer-Place/Insch/>

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