

13 Nicol Road,
Kintore, Inverurie, AB51 0QA

Price Over
£220,000

 **4**  **1**  **2**   **93 m²** EPC **D** Council Tax Band **E**



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Features



Garden

Description

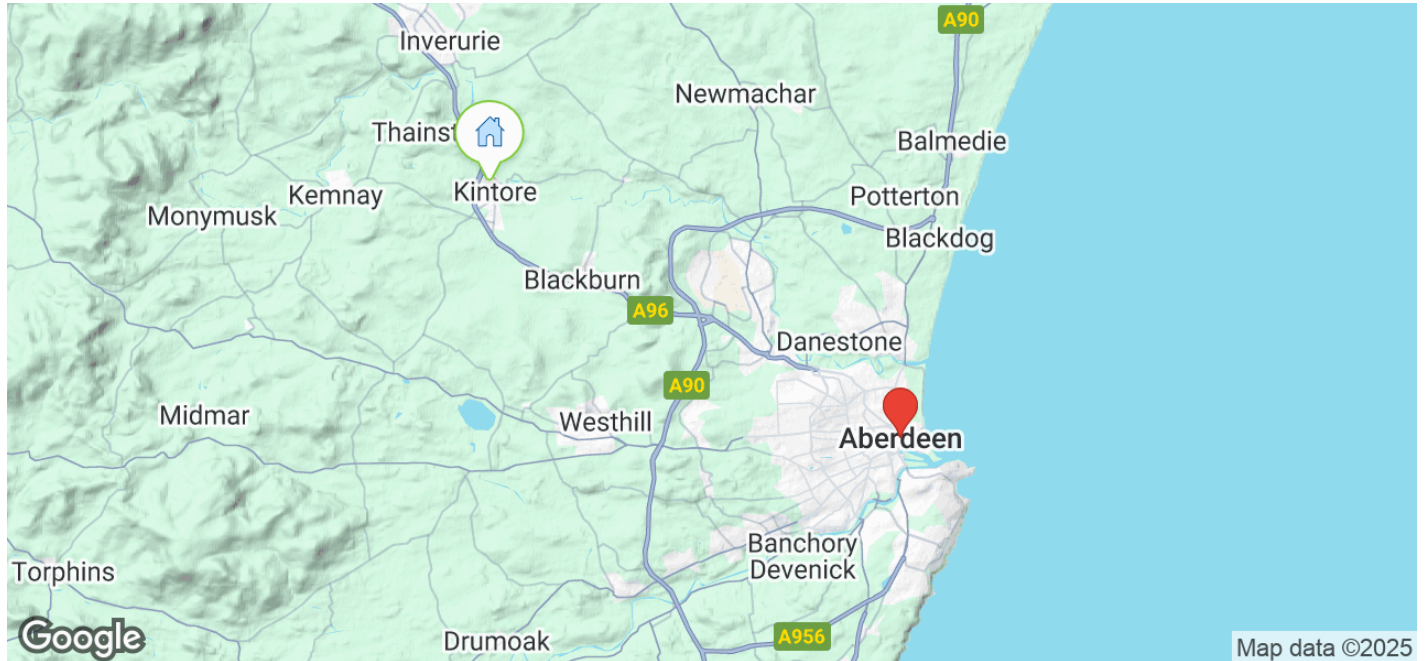
Enjoying a secluded location within a quiet picturesque cul-de-sac, this deceptively spacious **four bedroomed detached dwelling** enjoys an attractive corner plot location which is within walking distance of the town centre. The accommodation with an extremely sunny aspect, includes the vestibule with stairs to the first floor, the lounge with box bay window to the front and the dining kitchen which enjoys the sunny aspect at the rear with a door to the gardens and patio. The inner hallway gives access to the two double bedrooms and the bathroom. The first floor includes two double bedrooms and a shower room. Outside a long tarred drive provides plentiful parking. The front garden includes perennial planting with gravel for easy maintenance. The rear south facing garden includes a large paved patio ideal for summer entertaining, low maintenance shrubs and colourful bushes. Viewing highly recommended.

Kintore is a thriving local village with a primary school and is well served by local shops and services and is within easy commuting distance of Aberdeen and Dyce. Inverurie, nearby, is the nearest town and offers a wealth of shopping facilities and sporting amenities along with rail links to Aberdeen and Inverness.

Notes Gas central heating. Full double glazing. EPC=D. All carpets, curtains, blinds, light fittings, the hob, wall mounted oven and extractor are included. The potting shed is also included. Sky dish in place.

Directions

From the centre of the town continue up School Road and turn right into Nicol Road on the right hand side. Number 13 is tucked away near the end of the cul-de-sac, as indicated by our For Sale board.



Accommodation comprises

GROUND FLOOR

Entrance Vestibule The entrance door with glazed inset and glazed side panel leads into the vestibule which is fitted with attractive carpeting which is carried up the staircase to the first floor with two bedrooms and a shower room. Glazed panels to the lounge. Matwell.

Lounge/Dining 15'9" x 13'0" [4.80m x 3.97m] approx. With a lovely deep siled box bay window to the front, this spacious lounge/dining, with twin light fittings gives access to the inner hallway leading to two bedrooms and bathroom as well as the dining kitchen. TV and telephone connections.

Dining Kitchen 11'10" x 9'4" [3.60m x 2.84m] approx. Filled with sunshine for most of the day in the summer months, this light and bright fitted kitchen includes light work surfaces, splashback tiling and cabinets at high and low level. The white 1.5 sink is below the triple window overlooking the paved patio and gardens to the rear. The electric hob, extractor and wall mounted oven are included. Attractive light coloured laminate floor tiling. Central heating boiler.

Inner Hallway This area, with Georgian style glazed door gives access to two bedrooms and the bathroom. Built-in airing cupboard containing the hot water tank and shelving.

Main Bedroom 11'5" x 9'5" [3.48m x 2.87m] approx. Enjoying the south facing aspect, this double bedroom overlooks the patio, shed and garden and includes a double sliding mirrored door wardrobe. Additional single wardrobe. Bracket for wall mounted TV.

Bedroom 2 12'4" x 9'0" [3.76m x 2.75m] approx. his versatile bedroom is located to the front overlooking the quiet cul-de-sac and includes a double built-in wardrobe containing hanging and shelving space. Could be utilised as an office or study.

Bathroom 6'7" x 5'6" [2.01m x 1.69m] approx. Bright bathroom with coloured suite which includes the w.c. and wash hand basin below the southerly facing window and the bath which is tiled to ceiling height with a mains connection shower. Extractor fan.

First Floor

The carpeted staircase leads to the first floor landing which includes a walk-in storage cupboard containing shelving space. Access to two double bedrooms and shower room.

Bedroom 3 13'8" x 9'8" [4.17m x 2.96m] approx. his spacious bedroom is south facing with a large velux fitted with a blind. Coat hooks.

Bedroom 4 13'8" x 9'0" [4.17m x 2.70m] approx. Enjoying the same sunny aspect this bright double bedroom also has a south facing large velux window.

Shower Room 6'5" x 6'4" [1.98m x 1.93m] approx. the shower room, in need of upgrading, comprises a colourful suite with wash hand basin, w.c. and shower cubicle with a mains connection.

OUTSIDE

Driveway and Parking The long paved drive provides parking for two or three vehicles.

Gardens This property is located on an extensive corner plot with the front garden which is low maintenance and includes gravel and perennial planting. The low maintenance extensive south facing garden to the side and rear include mature perennial shrub beds and spring bulbs. There is a large area laid to gravel and a large paved patio ideal for summer entertaining. The potting shed will be included.

View this property here

<https://www.aspc.co.uk/search/property/355635/13-Nicol-Road/Inverurie/>

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