

Kinkell View, Railway Terrace,
Port Elphinstone, Inverurie, AB51 3RL

Price Over
£115,000

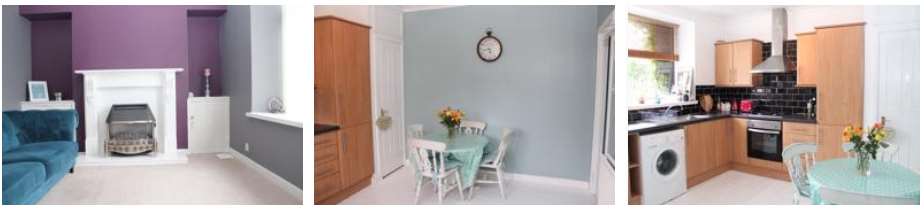
Under offer

 **2**  **1**  **1**   **59 m²** EPC **E** Council Tax Band **D**



Contact Seller

Thomson
07977 671230



Features  Garden

Description

Enjoying a quiet location with lovely views over the River Don and the open countryside towards Kinkell and Keithhall, this two bedroomed **SELF-CONTAINED GROUND FLOOR FLAT** provides comfortable family accommodation. It is entered by the hall which in turn gives access to all the accommodation. The generously proportioned lounge with feature fireplace benefits from the views to the front of the property, whilst the fitted kitchen overlooks the private rear garden. There are two double bedrooms with the freshly presented bathroom completing the accommodation. Externally there is a low maintenance garden to the front together with a large, enclosed garden to the rear. The property is served by gas central heating and is fully double glazed. All fitted carpets and curtains will be included in the sale.

HALL A hardwood exterior door leads into the welcoming entrance hall, off-set by the wooden flooring. Useful built-in storage cupboard with further storage cupboard above. Doors leading off to all

the accommodation.

LOUNGE: 13'4" x 10' (4.10m x 3.08m) approx. A lovely, bright and airy lounge with large picture window enjoying the superb views towards Kinkell and Keithhall. It has as its focal point a fireplace housing a "Living Flame" gas fire. Two recessed alcoves adjacent to either side of the fireplace with fitted cupboards below. Television and telephone points.

DINING KITCHEN: 13'1" x 11' (3.51m x 3.38m) approx. A good sized dining kitchen, of instant appeal, overlooking the rear garden and fitted with a range of base and wall mounted units incorporating a stainless steel sink and drainer with mixer tap. Built-in oven and gas hob with overhead canopy housing an extractor fan and light. Integrated fridge/freezer. Plumbed for a washing machine. Built-in cupboard housing the hot water tank. Ample space for dining table and chairs. Stable door leading out to the rear garden.

BEDROOM ONE: 10'10" x 9'5" (3.33m x 2.90m) approx. This good sized double bedroom is located to the rear of the property. It is fitted with a range of wardrobes providing both hanging and shelving space.

BEDROOM TWO: 11' x 8'5" (3.38m x 2.59m) approx. Presented in soft tones and carpeted in neutral tones, this second double bedroom benefits from the views enjoyed to the front of the property.

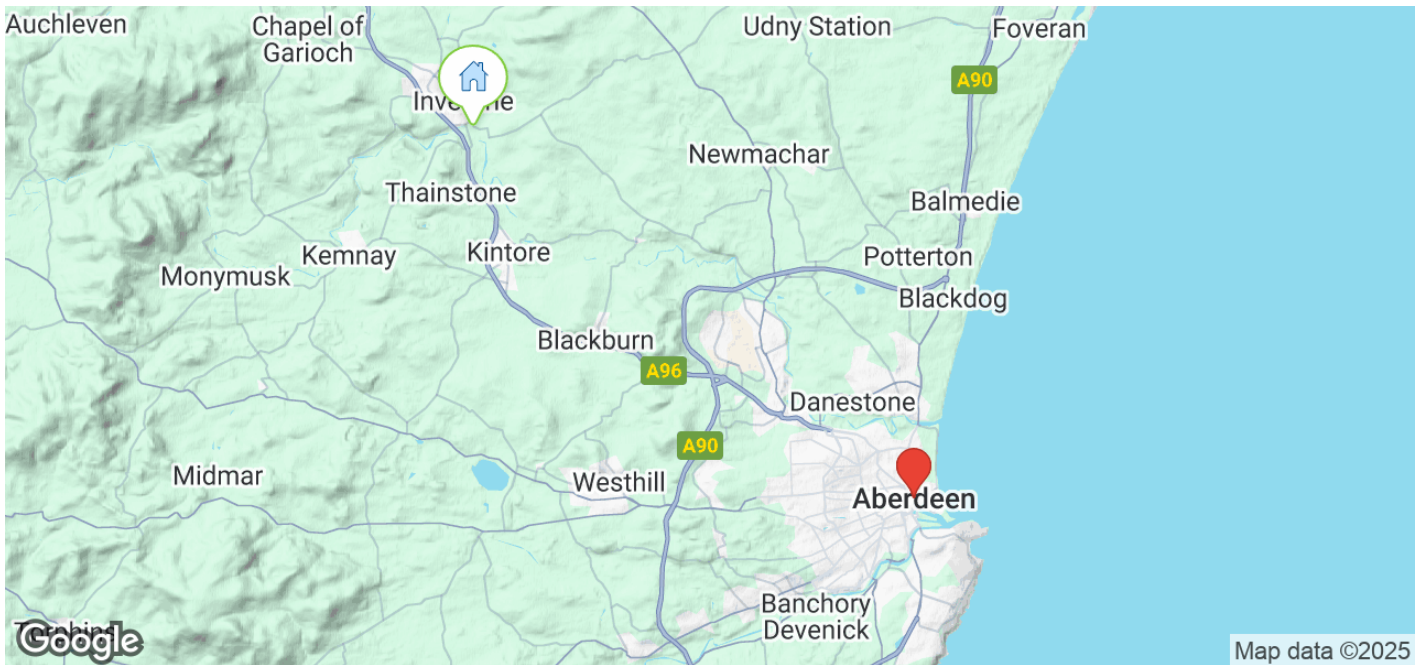
BATHROOM: Of fresh appearance the bathroom is fitted with a three piece suite in white comprising a w.c. wash-hand basin and bath with overhead shower and shower screen. Complementing ceramic wall tiling over the bath area. Usual small bathroom fitments.

GARDENS: There is a low maintenance area of garden to the front of the property. The property benefits from an extensive, enclosed garden to the rear. It is laid mainly to lawn along with a variety of mature trees and shrubs. Stone built outhouse.

LOCATION: The property is located within a popular residential development in Port Elphinstone. There is a primary school in Port Elphinstone along with some shops. Inverurie itself which offers wide ranging facilities, including primary schools a secondary school, shops, hotels, health centre, swimming pool, sports centre, library and golf course is within walking distance. Being situated around 17 miles from Aberdeen and well served by road and rail links it is an ideal commuting base.

TRAVEL DIRECTIONS: From Inverurie proceed over the Don Bridge into Port Elphinstone. Continue along Elphinstone Road, taking the fifth on the left into Ladeside Road. At the junction turn left and Kinkell View is then located a short distance along on the left hand side.

EPC BAND: E



View this property here

<https://www.aspc.co.uk/search/property/359458/Kinkell-View--Railway-Terrace/Inverurie/>

The foregoing particulars are being distributed on behalf of the Selling Solicitors by Aberdeen Solicitors' Property Centre Ltd. of 2-10 Holburn Street, Aberdeen, AB10 6BT. 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.