

## 7 Castleview Court, Kintore, Inverurie, AB51 0SF

Price Over  
**£220,000**

**Under offer**

 **3**  **3**  **2**   **91 m<sup>2</sup>** EPC **C** Council Tax Band **E**



### Contact Solicitor

Raeburn Christie Clark & Wallace  
6 North Street  
Inverurie  
AB51 4QR

01467-629300

[inverurie@raeburns.co.uk](mailto:inverurie@raeburns.co.uk)

<http://www.raeburns.co.uk>



### Features



Garage



Garden

## Description

Forming part of a quiet secluded cul-de-sac, this attractively presented **three bedroomed detached dwelling** with large conservatory and garage has neutral décor and carpeting throughout making it ready to move into with the minimum of fuss. The light and bright accommodation includes the long hallway and the lovely lounge with French doors to the south easterly facing conservatory. There is a versatile dining room to the front of the property, a dining kitchen to the rear with a door to the garden and there is also a cloaks/wc. on the ground floor. The first floor includes the master bedroom with built-in wardrobe accommodation and an elegant en suite, there are two further double bedrooms, each with built-in wardrobes and the family bathroom which is light and bright with a large wall mounted mirror. Outside, there is parking on the driveway for two vehicles which leads to the garage. The front garden is laid to lawn with a young tree, a gate and path lead to the picturesque rear garden which has deep mature perennial borders, lovely climbing clematis, a lawn and fabulous deck at the bottom of the garden ideal for summer entertaining. Viewing highly recommended.

Kintore is a thriving local village with a new 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.

**Hallway 17'4" [5.28m] approx. in length** The entrance door with glazed panels and security eye leads into the lengthy hallway with neutral carpeting which is carried throughout to most of the ground floor. Access to the lounge, dining room, dining kitchen, cloaks/w.c. and stairs to first floor. Door to garage.

**Lounge 12'6" x 11'9" [3.82m x 3.58m] approx.** The tranquil, light, bright and tasteful lounge with glazed door to the hallway also has French doors with glazed side panelling to the conservatory. Sky, TV, DAB and telephone points.

**Conservatory 13'8" x 9'5" [4.17m x 2.87m] approx.** This bright space, a family favourite, faces south east and fills the house with morning sun and also for the rest of the day in the summer months through the deep silled windows dressed with vertical blinds on three sides. French doors lead out onto the paved patio and gardens. Remote controlled wall heater.

**Dining Room 9'11" x 8'1" [3.02m x 2.40m] approx.** Located to the front of the property overlooking the quiet cul-de-sac, this formal, yet versatile room, provides space for a table, chairs and additional furniture. Understair storage cupboard containing the fuse box. Glazed door to hallway.

**Dining Kitchen 11'11" x 8'6" [3.64m x 2.59m] approx.** Filled with morning sunshine and overlooking the colourful rear garden and patio, this fully fitted cream high gloss kitchen includes long work surfaces with co-ordinated splashback tiling illuminated from above and cabinets at high level with an illuminated display unit and wine rack. The units at low level will include the gas hob, extractor, oven, integral dishwasher and fridge/freezer. Space is provided for a table and chairs. Attractive floor tiling. Half glazed door to garden

**Cloaks/W.C.** With high gloss floor tiling, the cloakroom includes a white w.c. below the window and wash hand basin with attractive tiling and fixed mirror above.

**First Floor** The curving carpeted staircase, with half landing window, leads to the first floor landing which contains an airing cupboard with shelving and the hot water tank. Hatch with Ramsey style ladder to the part floored loft space with lighting.

**Master Bedroom 13'9" x 9'3" [4.21m x 2.81m] approx.** Overlooking the quiet cul-de-sac through a wide window dressed with vertical blinds and drapes, this attractive double bedroom, with feature decorative wall, includes copious built-in wardrobe accommodation with bi-fold doors and wall mounted mirror adjacent. TV wall bracket. Sky and DAB connections.

**En Suite 6'6" [2.13m] approx. in length** Light, bright en suite with white w.c. set below frosted glass storage units with illuminated valance and mirror above. The bowl style sink is set on an oak unit below the wall to wall large mirror. The fully tiled shower cubicle includes a mains connection.

**Bedroom 2 11'2" x 8'9" [3.40m x 2.67m] approx.** Tastefully presented double bedroom, located to the rear of the property, overlooking the gardens and rooftops to some countryside views. The fitted wardrobe system will be included. Sky and DAB connections.

**Bedroom 3 10'6" x 9'0" [3.21m x 2.86m] approx.** Also to the rear with countryside views, this attractive light and bright double bedroom includes a double built-in wardrobe with hanging and shelving space. Sky and DAB connections.

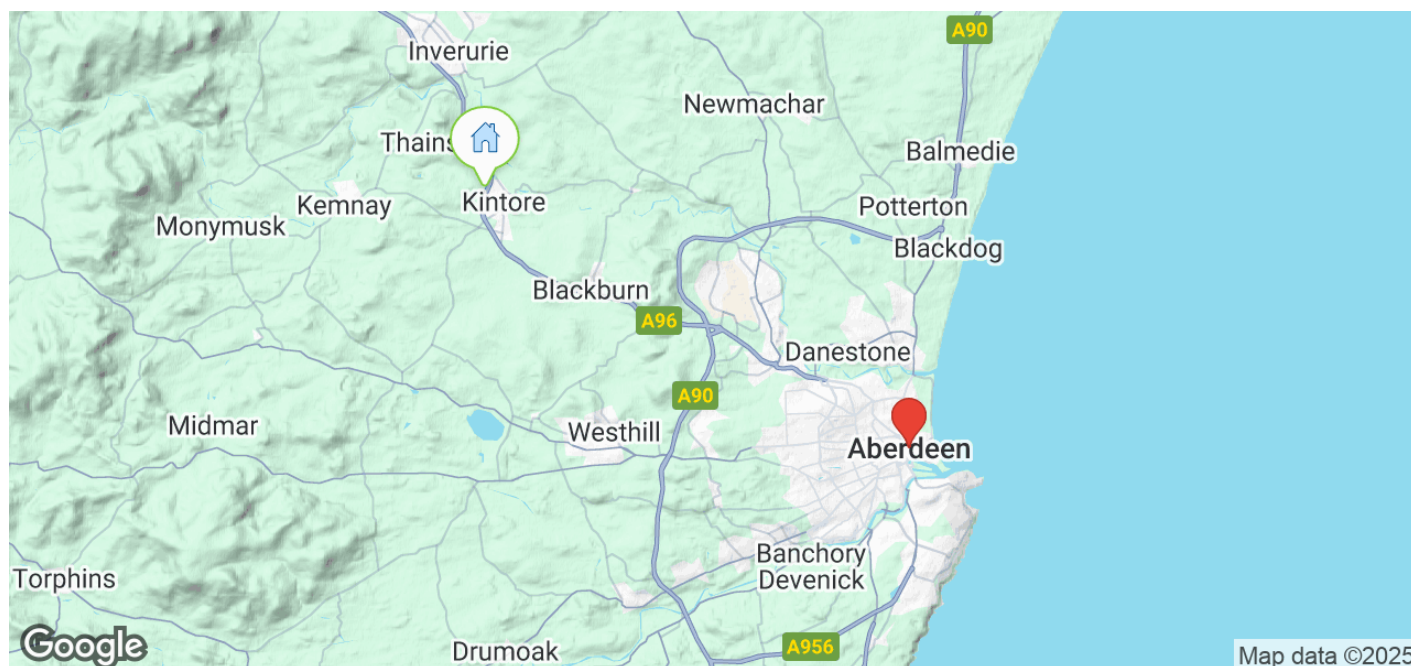
**Bathroom 6'7" x 6'1" [2.01m x 1.85m] approx.** Bright bathroom with large window and white w.c. and wash hand basin set within white high gloss vanity storage units with attractive tiling and wall to wall fixed mirror above. The bath, with screen, includes a mains shower connection. Downlighters. Extractor fan.

**Garage 17'1" x 8'8" [5.21m x 2.66m] approx.** Parking is provided for two cars on the driveway to the front of the garage which is equipped with a remote controlled up and over door, power, light and door to the inner hallway. The fitted work surfaces, and cabinets at high and low level along with the wall mounted shelving will be included. Central heating boiler.

**Gardens** The front garden is laid to lawn with a young tree. A gate and path to the side leads to the mature rear garden which enjoys a south easterly aspect and includes a lawn, filled perennial colourful borders, climbing colourful clematis and two garden sheds which will be included. The large deck at the lower end of the garden is ideal for summer entertaining. Water tap and halogen security lighting.

**Directions** From the centre of the village proceed up Forest Road and take third left into Hallforest Avenue. Take third right into Castlevue Avenue, then left at the T-junction and carry on round to the Court. Number 7 is on the left hand side.

**Notes** Gas central heating. Full double glazing. EPC=C. All carpets, blinds, light fittings, the gas hob, extractor, integral dishwasher and fridge/freezer are included. The two garden sheds are also included.



### View this property here

<https://www.aspc.co.uk/search/property/359624/7-Castlevue-Court/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.