



50 BRANDSBUTT INVERURIE AB51 4DF

SEMI-DETACHED THREE
BEDROOM HOME WITH
FRONT AND REAR GARDENS

- HALL
- KITCHEN
- OPEN LOUNGE & DINING ROOM
- W.C.
- THREE BEDROOMS
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE-GLAZING
- COUNCIL TAX BAND CURRENTLY - D
- EPC BAND - E

Viewing: By contacting our
Turriff Office on 01888 562245
or the seller directly on
07901851569



Offers over
£169,000



grantsmith
LAW PRACTICE

50 BRANDSBUTT, INVERURIE

The property for sale comprises a three-bedroom semi-detached home with garden areas to the front and rear. The accommodation has ample storage, generous room sizes, and allows for a fantastic socialising space, with the lounge and adjoining dining room ideal for entertaining. Situated in the popular town of Inverurie, a wide range of facilities and amenities are available. The local nursery, play park, pharmacy, fish and chip takeaway, and Co-op store are a short walk from the property. Primary education is provided at Strathburn Primary School, and secondary education is available at Inverurie Academy. The property also lies within convenient commuting distance, approximately 16 miles from the city of Aberdeen.

An excellent opportunity for a first-time buyer or new family, the property offers accommodation to include an entrance hallway, kitchen, W.C., lounge, dining room, a well-equipped bathroom, and three bedrooms. Benefiting from gas central heating and double glazing. Viewing is recommended to appreciate all this spacious home has to offer.

ENTRANCE

Access through an exterior door with frosted glazed pane.

HALLWAY

'L' shaped hallway with a window to the front of the property. Doors lead to the kitchen, W.C., and lounge. Large walk-in cupboard with double doors providing ample hanging and shelving space. Fitted carpet. Carpeted staircase to the upper landing.



KITCHEN

3.96m x 3.48m

Accessed through a glazed pane door. Fitted with a range of base and wall-mounted units with tiled splashback. Electric hob and oven. Sink with drainer and mixer tap. Window overlooking the rear. Washing machine which will remain. Integral dishwasher. Space for a tumble-dryer. Integral fridge freezer. Pass-through window to the dining room. Tiled floor. Exterior door gives access to the rear garden.



W.C.

Corner wash hand basin. Wall mounted mirror. Tiled through. Laminate wood-effect floor.

OPEN LOUNGE / DINING ROOM

7.37m x 3.48m

Accessed through double doors with glazed panes. A spacious dual-aspect room with twin windows overlooking the front of the property as well as another set of twin windows to the rear, allowing plenty of natural light. Inset electric fire. Circular cut-out wall separating the dining room area from lounge. Ample space for a dining table, chairs, and additional furniture. Laminate wood-effect flooring throughout.



UPSTAIRS LANDING

Doors to bathroom and three bedrooms. Access hatch to loft.

BATHROOM

Three piece suite comprising of bathtub, W.C. and wash hand basin within a vanity unit with cupboard underneath. Wall mounted mirror. Corner shower cubicle. Heated towel rail. Storage cupboard with shelving. Frosted window to the rear. Tiled Flooring.





BEDROOM ONE

3.48m x 3.35m

Double bedroom. Twin windows to the front. Double door cupboard providing shelving and hanging space. Wood-effect laminate floor.



BEDROOM TWO

3.49m x 3.39m

Double bedroom. Twin windows to the rear. Two-door cupboard providing shelving and hanging space. Wood-effect laminate floor.



BEDROOM THREE

3.49m x 1.89m

Window to the front of the property. Two storage cupboards providing shelving and hanging space. Wood-effect laminate floor.

OUTSIDE

The front garden is enclosed and laid with paving slabs for ease of maintenance. Established shrubs and planting borders. Drying line. Gate giving access to public footpath. Rear garden partial paving, and partial decking. Areas of artificial grass for ease of maintenance. Summerhouse. Wooden shed. Stone steps down to rear gate which gives access to street.

IMPORTANT INFORMATION

These particulars do not constitute any part of an offer or contract. All statements contained therein, while believed to be correct, are not guaranteed. All measurements are approximate; intending purchasers must satisfy themselves by inspection or otherwise as to the accuracy of each of the statements contained within these particulars. No warranty is provided for any white goods which remain.

