



**NATHALAN  
53 DUNNYDEER PARK  
INSCH  
AB52 6GD**

**DETACHED THREE BEDROOM  
BUNGALOW WITH  
DRIVEWAY & GARAGE**

**ENTRANCE VESTIBULE  
HALLWAY**

**LOUNGE**

**DINING KITCHEN**

**THREE BEDROOMS**

**TWO SHOWER ROOMS**

**DOUBLE GLAZING**

**OIL CENTRAL HEATING**

Council Tax Band Currently: **C**

EPC Band: **D**

**Viewing:** By contacting our  
Turriff Office on **01888 562245**



**Offers over**

**£230,000**



**grantsmith**  
LAW PRACTICE

## **NATHALAN, 53 DUNNYDEER PARK, INSCH**

We are delighted to offer for sale this spacious **detached three-bedroom bungalow**, situated in Inch, which is on a lovely large plot that backs onto the golf course. This well-presented property offers spacious accommodation throughout, allowing for the opportunity to move in with minimum inconvenience. The property boasts generous room sizes and ample storage space. The property benefits from oil central heating and double glazing, with a driveway leading to a single garage.

The accommodation comprises; an Entrance Vestibule leading to the Hallway, which has a cupboard providing storage. The Lounge is of good size, with a log burner allowing for a lovely focal point. The Dining Kitchen is fitted with an excellent range of wall and base units, an island that allows for extra storage and seating, an integrated dishwasher, and various freestanding appliances. Adjacent is a spacious dining area. There are two Shower Rooms that have been previously upgraded, each with a suite. There are three excellent-sized bedrooms, two of which have built-in wardrobes, allowing for ample storage.

At the front of the property, there is a garden that is very well maintained, with shrubs and plants surrounding it, allowing for some extra privacy. There is also a good-sized driveway providing parking for multiple vehicles and a garage and a half, which has electricity. The garden to the rear is enclosed and laid out for easy maintenance, with a patio area ideal for sitting in the evenings. Mature trees and shrubs also allow for more privacy to the rear. The property backs onto a playpark and the Inch golf course.

Viewing is recommended to appreciate all this beautiful family home has to offer.

<b>LOUNGE</b>	<b>(4.65m x 4.48m approx.)</b>
<b>DINING KITCHEN</b>	<b>(7.54m x 5.03m approx.)</b>
<b>REAR SHOWER ROOM</b>	<b>(1.18m x 0.98m approx.)</b>
<b>SHOWER ROOM</b>	<b>(3.02m x 1.56m approx.)</b>
<b>BEDROOM ONE</b>	<b>(3.71m x 3.02m approx.)</b>
<b>BEDROOM TWO</b>	<b>(3.02m x 2.60m approx.)</b>
<b>BEDROOM THREE</b>	<b>(3.00m x 2.26m approx.)</b>







## 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.

All floor coverings, light fittings and blinds are to be included in the sale. White goods can be negotiated. No warranty provided for any white goods or appliances remaining within the property.



