

# 2 Dunnydeer Gardens

INSCH, AB52 6NF



*A rare opportunity to purchase an immaculate four-bedroom detached villa on a sizeable corner plot*



01224 472 441



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

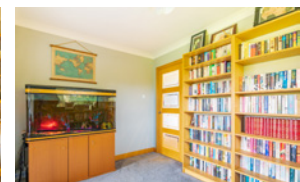
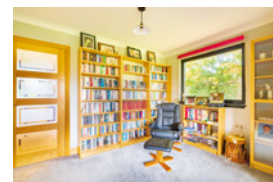


[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



McEwan Fraser Legal is delighted to offer a rare opportunity to purchase 2 Dunnydeer Gardens, an immaculate four-bedroom detached villa on a sizeable corner plot situated on a quiet road on the western fringe of Inch, in excellent condition.

# THE LOUNGE



The accommodation comprises an entrance vestibule leading to the hall where all accommodation is accessed. The comfortable and spacious L-shaped family lounge is carpeted and has an adjoining library/ snug and cosy wood burner.

# THE KITCHEN/DINER



The modern breakfast bar kitchen oozes the wow factor with a supplementary preparation island (wine fridge and storage slots with hardwood surfaces), a triple oven, and a five-plate ceramic hob with a cooker hood. A good-sized utility room off the kitchen offers additional storage, a washing machine, and a tumble drier space. The dining area is currently a pool/bar room with patio doors leading to the rear garden.



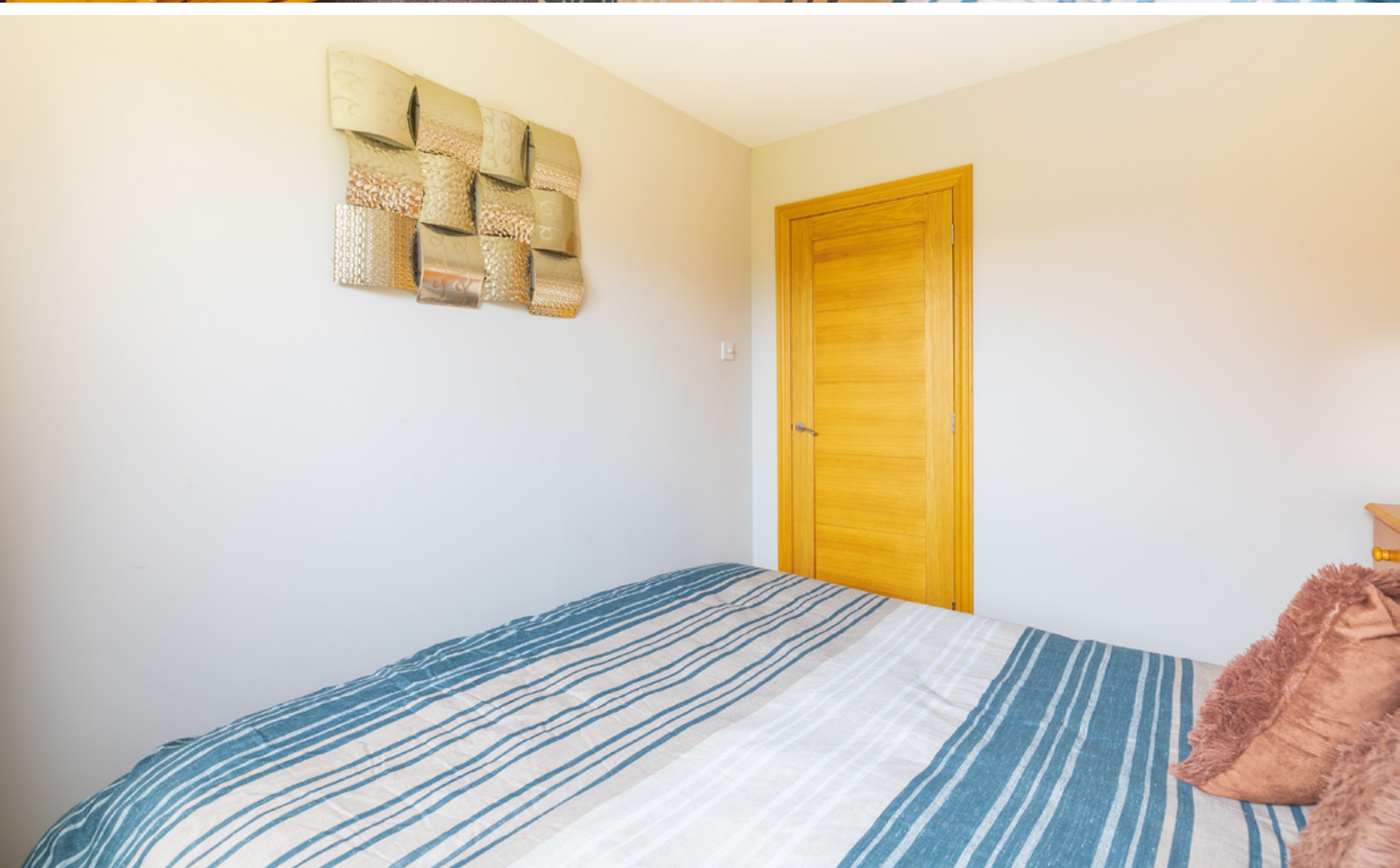
The master bedroom is a remarkable double bedroom with a walk-in wardrobe/dresser (the equivalent of a small double) and a stunning ensuite with a full-width shower cubicle, dual washbowls and fully tiled splashback. Bedroom four is a small double with no storage. The family bathroom, with a shower bath, a modern suite and a partially tiled splashback with vinyl flooring; is bright and airy.

# THE MASTER BEDROOM



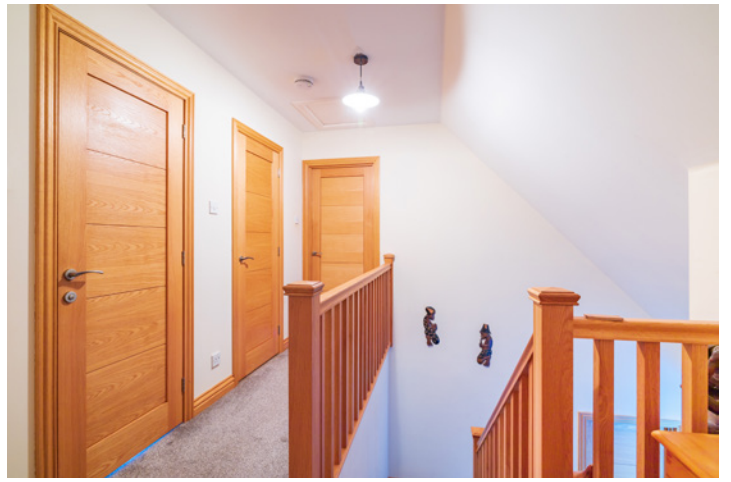
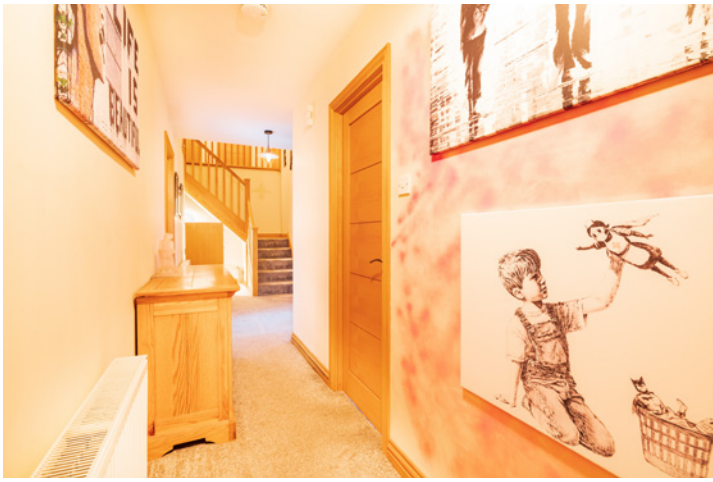


# BEDROOM 4



# THE BATHROOM





Climb the stairs to two further double bedrooms with storage, a hall cupboard and a convenient WC with a heated towel rail and Velux window.

## THE WC





# BEDROOM 2



# BEDROOM 3



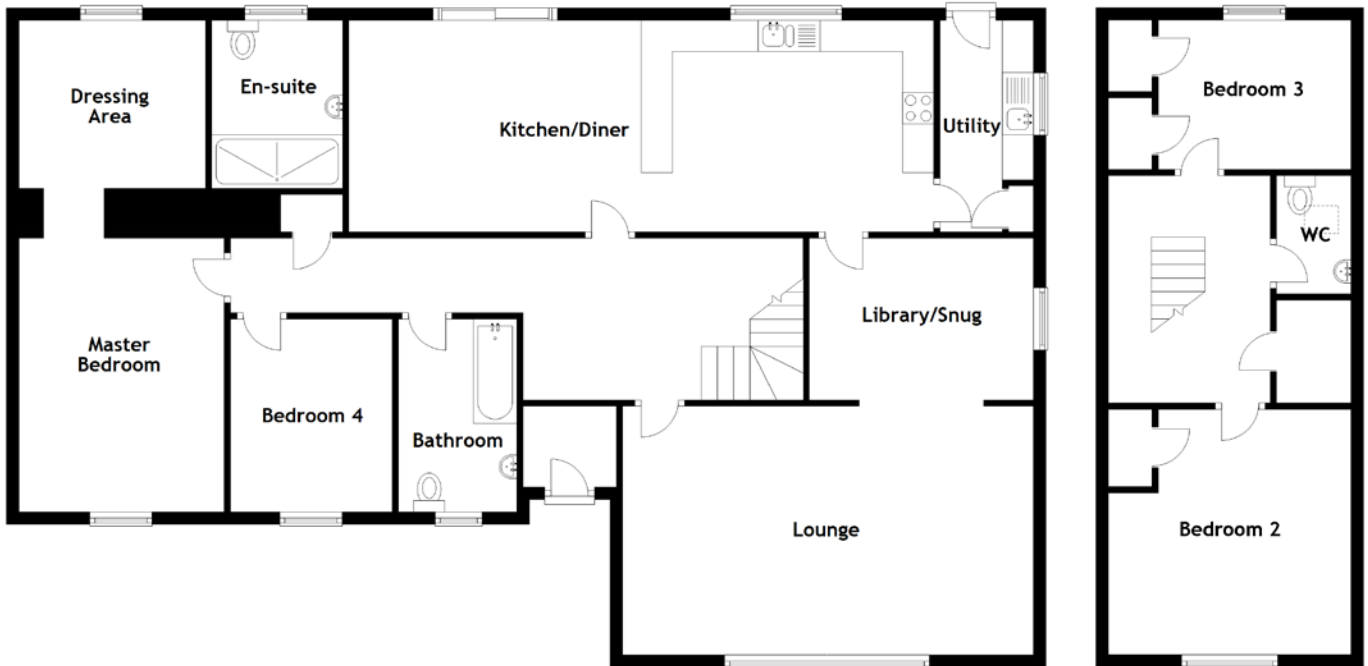
The front of the house has a tarmac parking area for four/five cars; the driveway leads to the huge double garage. The garden then wraps around the bungalow from the front to the rear with a mixture of lawn, mature hedges and trees. Additionally, against the side of the garage, there is a superb twin carport currently being used as a wood shed. There is scope to develop the property to the rear or space for a work-from-home summer house. The rear garden is vast by any standard, enclosed with a rustic tree house stone patio and a concrete base (from former dog kennels). The garden offers a safe and private space for both pets and children.

This spacious high-calibre modern property has been finished to the highest standards, sits discretely on a sizeable plot, and further benefits from oil-fired heating, double-glazing, and Oak doors; this villa would make an ideal family home with space to grow.

## EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP

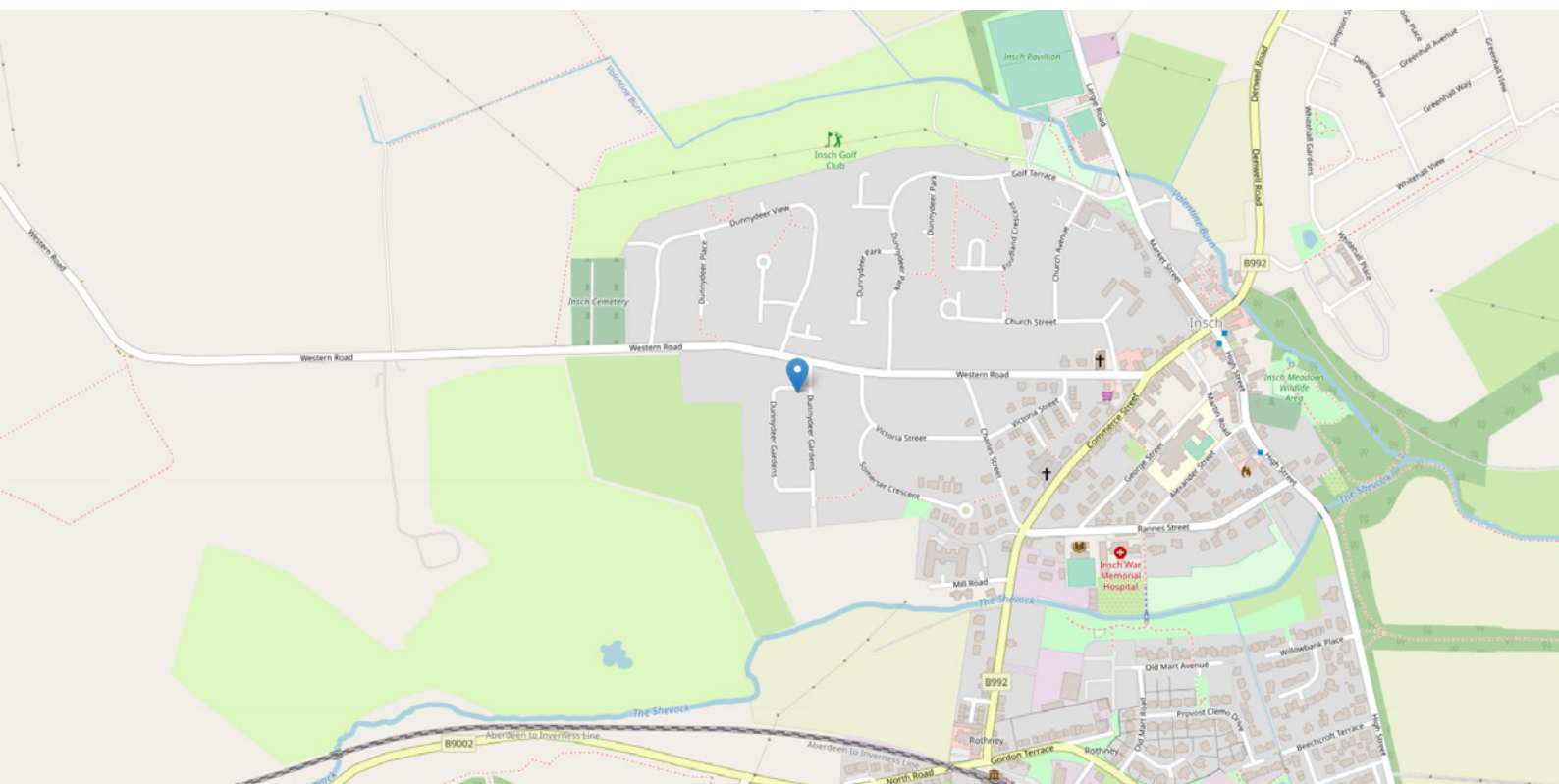


Approximate Dimensions  
(Taken from the widest point)

Lounge	6.60m (21'8") x 4.00m (13'1")
Library/Snug	3.60m (11'10") x 2.60m (8'6")
Kitchen/Diner	9.40m (30'10") x 3.40m (11'2")
Utility	3.40m (11'2") x 1.50m (4'11")
Master Bedroom	4.40m (14'5") x 3.30m (10'10")
En-suite	2.70m (8'10") x 2.10m (6'11")

Dressing Area	3.00m (9'10") x 2.70m (8'10")
Bedroom 2	3.95m (12'11") x 3.90m (12'10")
Bedroom 3	3.10m (10'2") x 2.40m (7'11")
Bedroom 4	3.10m (10'2") x 2.60m (8'6")
Bathroom	3.10m (10'2") x 1.90m (6'3")
WC	1.90m (6'3") x 1.20m (3'11")

Gross internal floor area (m<sup>2</sup>): 182m<sup>2</sup>  
EPC Rating: D



# THE LOCATION

Insch is a village in the Garioch, Aberdeenshire. Insch railway connects Aberdeen, Elgin, Huntly and Inverness; there is a nursery and primary schooling in Insch and secondary education at Inverurie and Huntly. It is located approximately 28 miles from the city of Aberdeen, with easy access to the A96, making commuting easy. Well served by local amenities; regular bus runs locally and further afield. There is a cottage hospital, health centre, local shops and leisure facilities such as an eighteen-hole golf course, Bennachie leisure centre, forest walks, hill walking and horse riding.

Inverurie, which is 11 miles east, provides education facilities; Banks and NHS health centres; local shops, Postal services, supermarkets, restaurants, cafés; many tearooms, delicatessens, hotels and pubs, all of which add to the appeal of this area.

A comprehensive East Coast bus network is available from the town. The Rail Network operates through Insch; Aberdeen Dyce Airport offers national and international flights approximately 24 miles from the property.



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 01224 472 441

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



Text and description  
**SCOTT MARSHALL**  
Surveyor



Layout graphics and design  
**ALLY CLARK**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.