

# 29 Kembhill Park

KEMNAY, INVERURIE, ABERDEENSHIRE, AB51 5LF



*IMMACULATE SPACIOUS THREE BEDROOM SEMI-DETACHED PROPERTY CLOSE TO ALL AMENITIES*



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29 Kembhill Park is a substantial 3 bedroom semi-detached dwelling located in a quiet and well established residential area. The current owner has maintained this property to an exceptional level, boasting many appealing features with kitchen upgrades and a recent total redecoration in a neutral colour scheme, further benefitting from full double glazing and electric heating. This well-proportioned property offers spacious living accommodation over two floors. Undoubtedly it will make a fantastic family home or would suit the professional couple. Early viewing is highly recommended to fully appreciate the condition, location and views that this property has to offer.

The accommodation comprises an entry through the conservatory to the rear of the property, to the open plan kitchen and lounge area which is flooded with natural light, the kitchen is fitted with a range of modern units which incorporate ample work surfaces. Entry through the front of the property to the hallway and all further accommodation, double bedroom with en-suite toilet and sink.

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**Bedroom 3**





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First floor: A carpeted staircase with wooden balustrade leads to the first floor there are two large double bedrooms both have fitted cupboards, a spacious four piece family bathroom with a separate shower cubicle completes the accommodation. In addition, there are ample storage cupboards on both floors.

There is parking immediately to the rear of the property, the gardens at the front and rear of the property are subdivided into various areas.

The rear is laid to decorative stone chip with a large patio area, perfect for entertaining and some alfresco dining, the front garden has a multitude of various plants and shrubs that are awash with colour throughout the year. Both are gated with a perimeter fence ensuring a safe environment for children and pets alike. The property is serviced with mains electricity, main drains, water and electric heating.





**Master Bedroom**





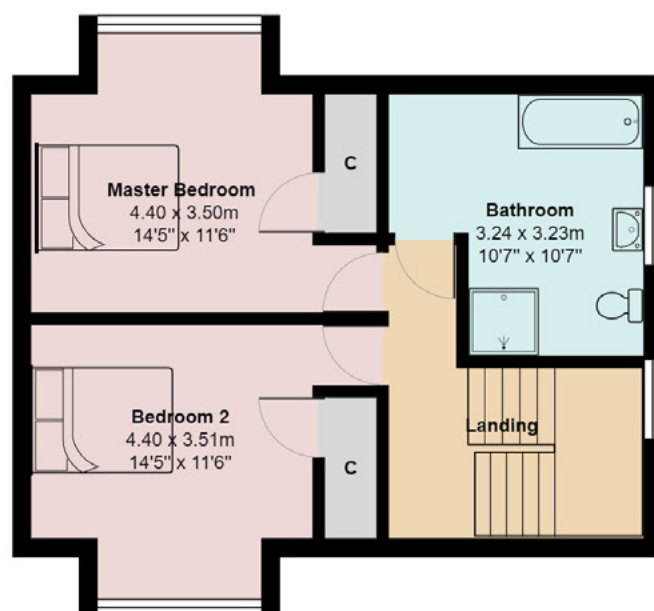
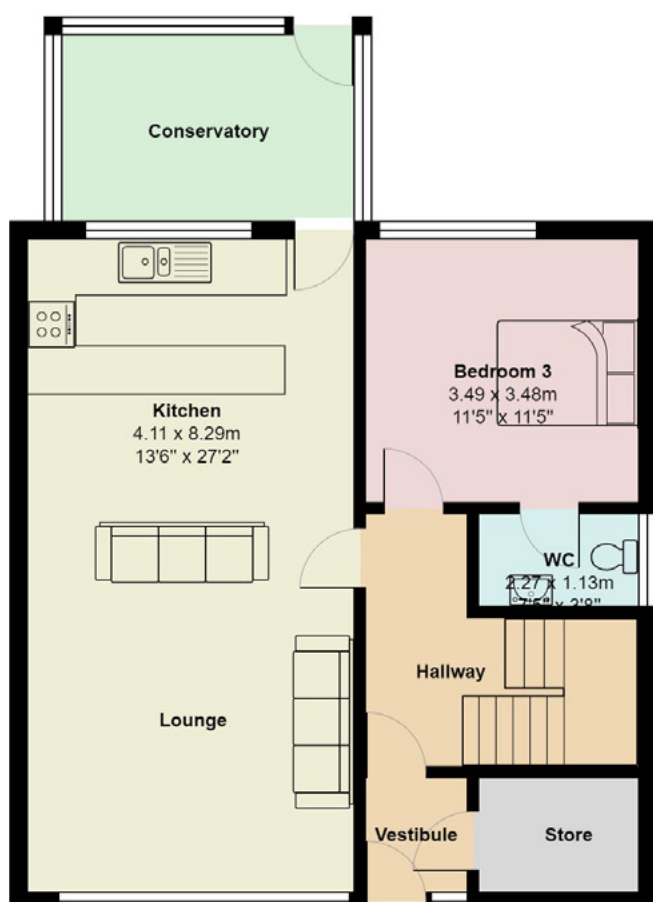


**Bedroom 2**









Gross internal floor area (m<sup>2</sup>): 118m<sup>2</sup>

EPC Rating: F

## Floor Plan









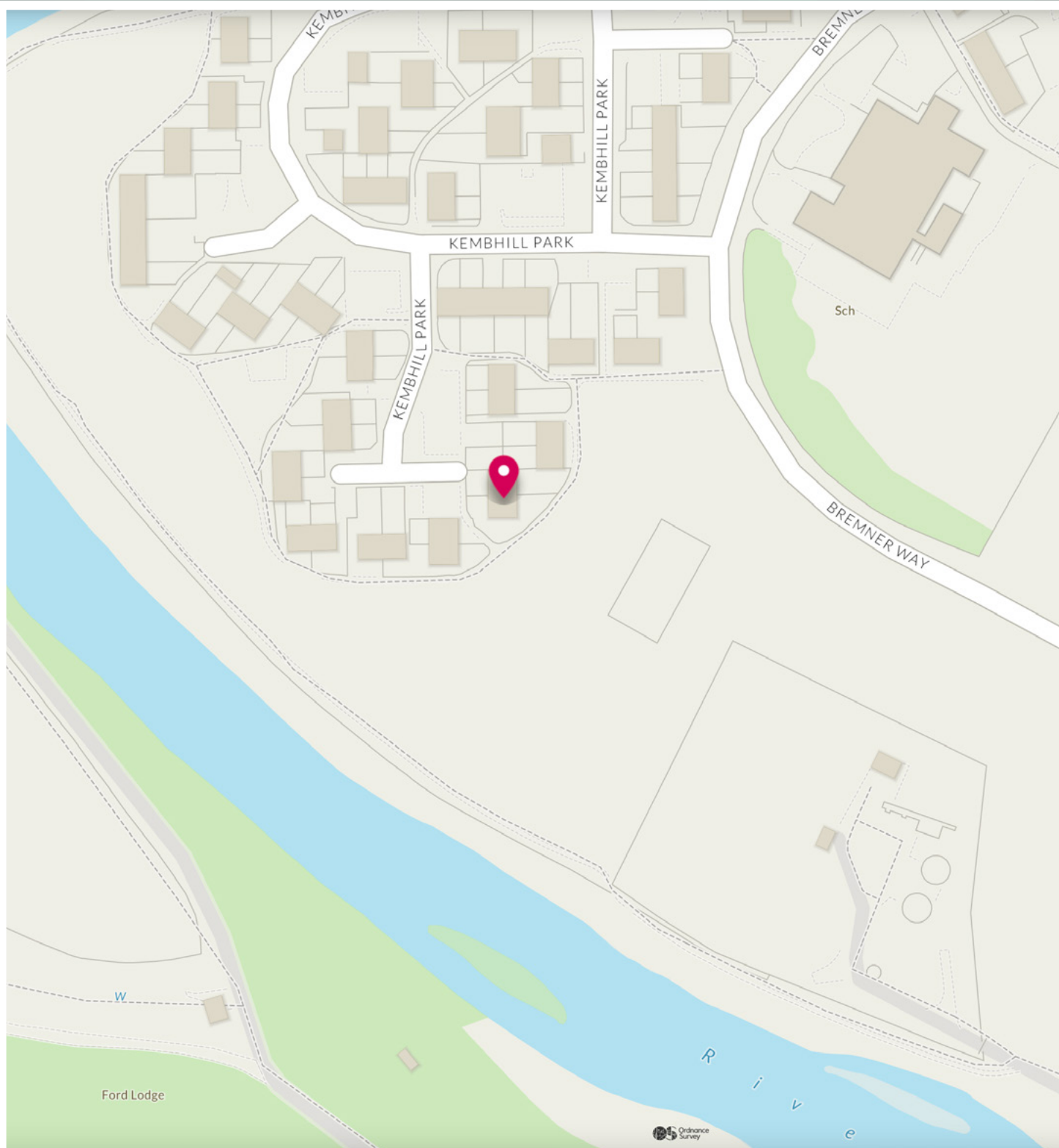
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Kembhill Park is located in a popular residential area and is ideally situated for access to the numerous amenities within the thriving village of Kemnay, well served by local shops, NHS health centre, primary and secondary schooling and regular public transport facilities. It is also located approximately 6 miles southwest of the bustling market town of Inverurie and within easy commuting distance to the city of Aberdeen and the airport at Dyce.

There is a wide range of leisure attractions available in the area including salmon and trout fishing on the River Don, horse riding, mountain bike trails and numerous country walks in the immediate area and particularly at nearby Bennachie, Kemnay also has and an eighteen-hole golf course.

All the normal facilities one would expect can be found in Inverurie, there is a choice of highly regarded pre-school, primary school and higher education, locally there are several banking options, major NHS health centres, local shops, post office, major supermarkets, restaurants, cafés, a multitude of tearooms, delicatessens, hotels and pubs, all of which add to the appeal of this area.

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