

23 Greenhall Avenue

INSCH, ABERDEENSHIRE, AB52 6HG



*MODERN SUPERIOR DETACHED
FOUR-BEDROOM FAMILY HOME*



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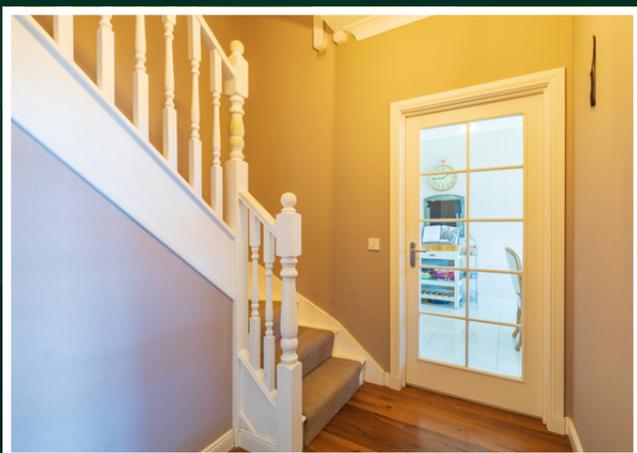


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Situated within a popular residential area of Insch, this superb four-bedroom detached dwelling was built by the renowned Drumrossie Homes house builders and was initially used as their show home. The property provides superb open-plan family living and boasts many appealing features: fantastic decor, superior stylish fittings and furnishings throughout. The central heating is supplied from an air source heat pump. There



is full double glazing with the added benefit of underfloor heating throughout the ground floor.

This stunning well-proportioned property offers spacious living accommodation over two floors and will make a fantastic family home. Early viewing is highly recommended to fully appreciate the location and high standard of accommodation on offer.



The accommodation comprises a welcoming entrance vestibule leading to the hallway and all accommodation. The formal lounge is an excellent size with dual aspect windows that flood this room with natural light and the lounge flows into an area which is presently used as a snug or TV room, but would also be a perfect home office.





The heart of this family home is the open-plan dining kitchen which has been fitted with a range of quality base and wall units along with superior integrated appliances with ample space for dining facilities. The open-plan dining kitchen leads to the stunning sun lounge providing additional living space with patio doors to the rear garden. A handy utility room which allows space for all laundry tasks and a guest WC completes the ground floor.





A carpeted stairway with wooden balustrade leads to the first floor where you have a modern family bathroom, a generously sized master bedroom enjoying the luxury of the stylish ensuite shower room and dressing area with fitted wardrobes, with three further well-presented bedrooms all of which have fitted wardrobes.

In addition, there are ample storage cupboards on both floors.





Bedroom 1

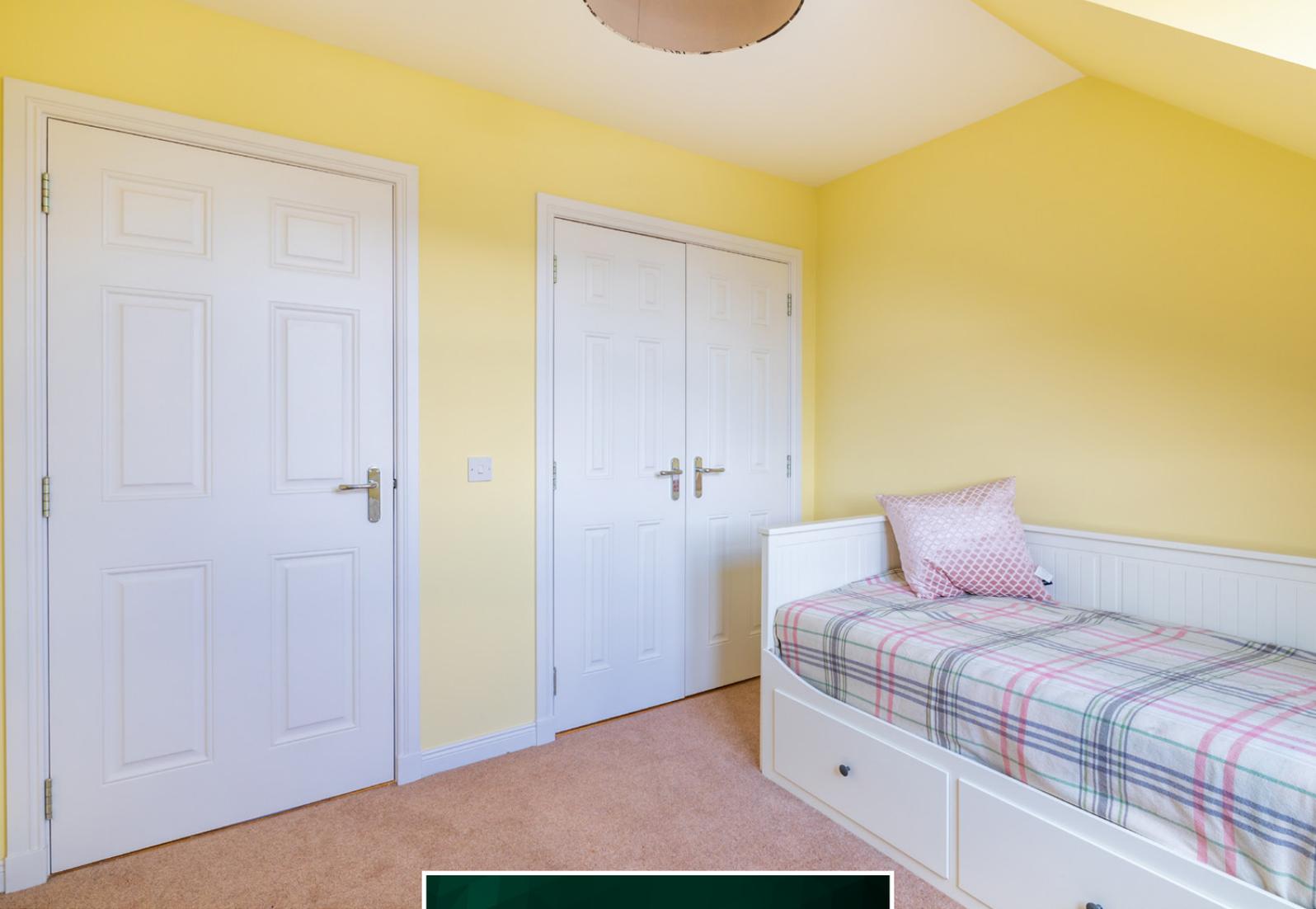






Bedroom 2





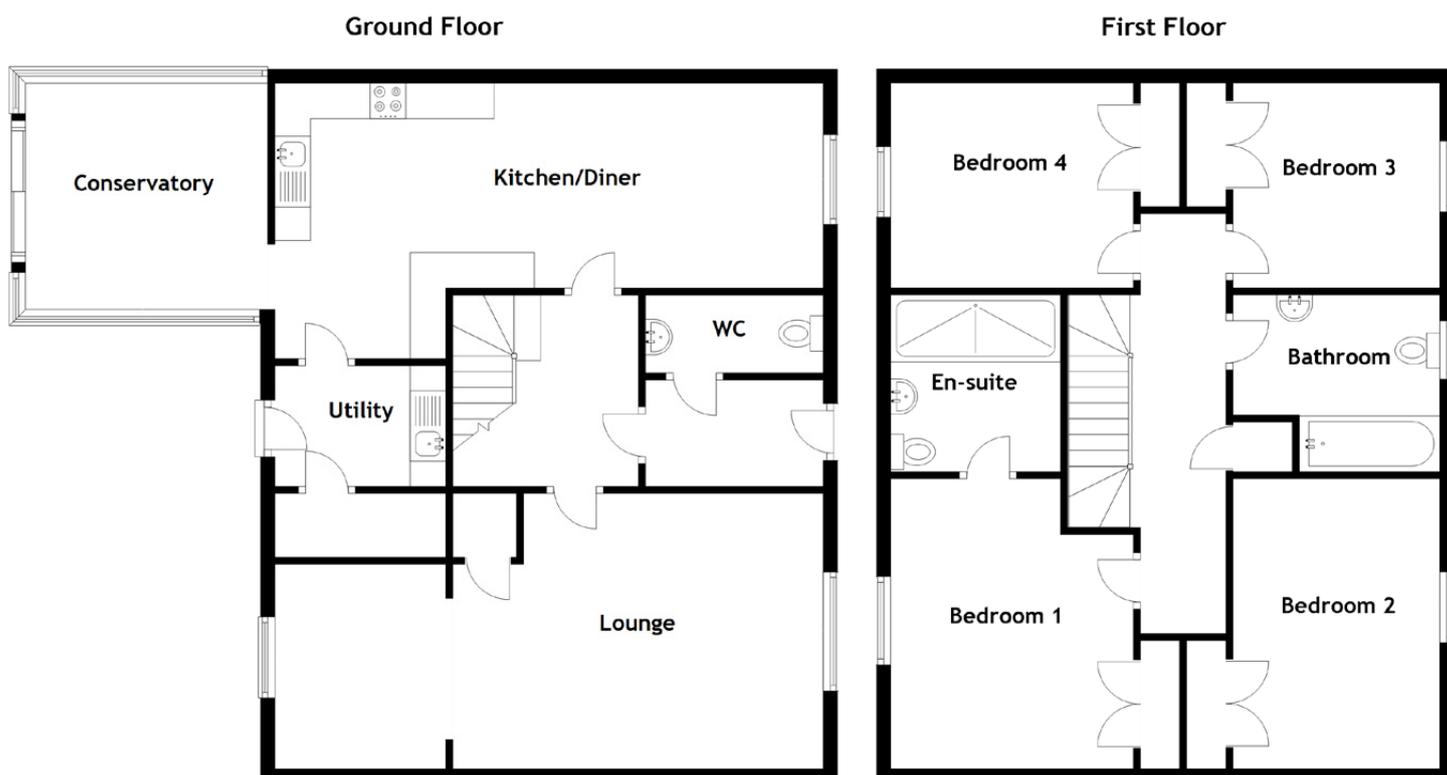
Bedroom 3





Bedroom 4





Approximate Dimensions

(Taken from the widest point)

Lounge	7.70m (25'3") x 3.90m (12'9")	Bedroom 4	3.40m (11'2") x 2.90m (9'6")
Kitchen/Diner	7.70m (25'3") x 3.90m (12'9")	Bathroom	2.90m (9'6") x 2.50m (8'2")
Conservatory	3.40m (11'2") x 3.20m (10'6")	Utility	2.40m (7'10") x 1.71m (5'7")
Bedroom 1	3.90m (12'10") x 3.60m (11'10")	WC	2.50m (8'2") x 1.10m (3'7")
En-suite	2.50m (8'2") x 1.90m (6'3")		
Bedroom 2	3.79m (12'5") x 2.90m (9'6")	Gross internal floor area (m ²): 160m ²	
Bedroom 3	2.90m (9'6") x 2.90m (9'6")	EPC Rating: C	

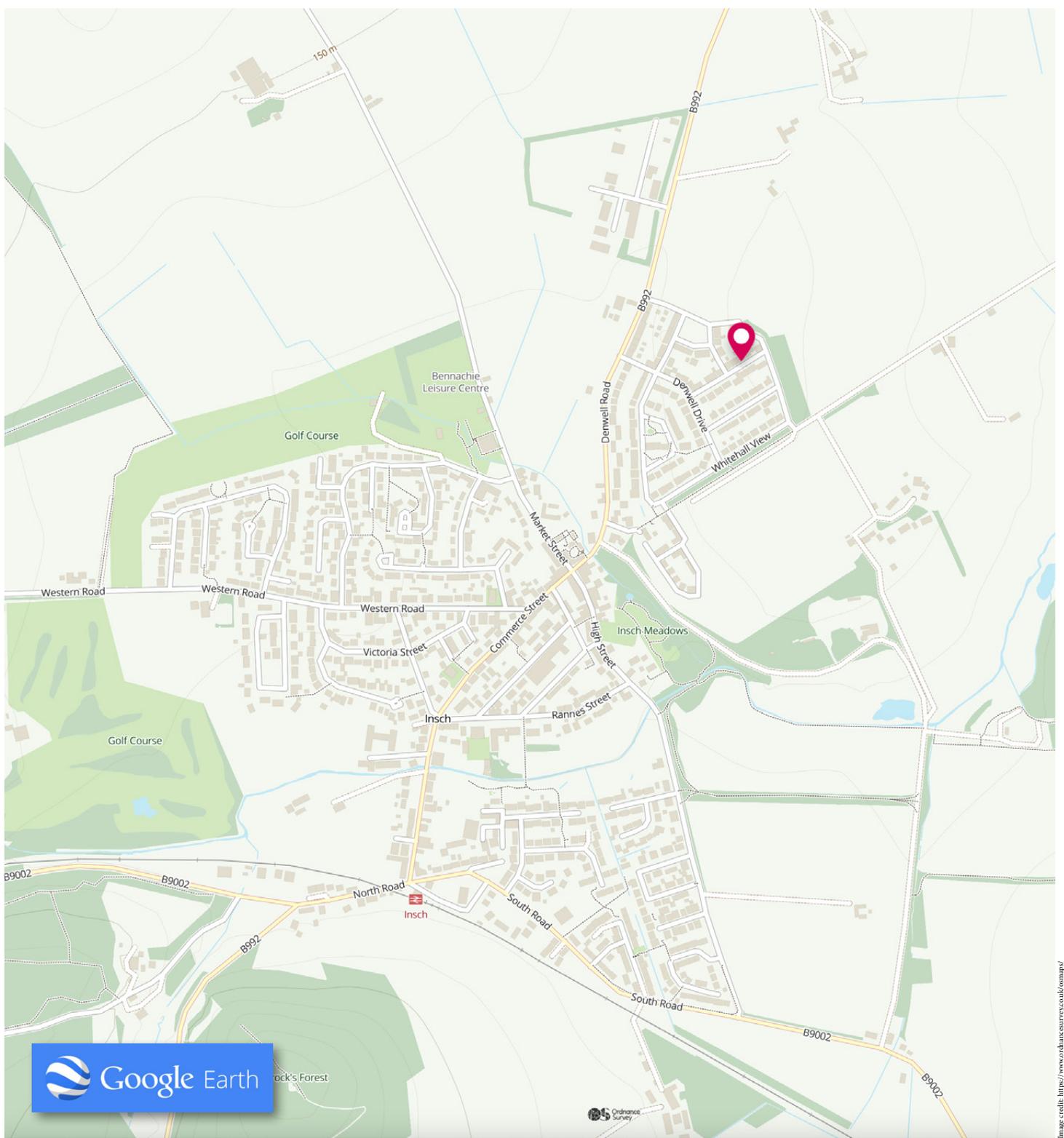
Off-street parking is available on the gated driveway for, at least three vehicles. The drive is laid to decorative stone chip and leads to the detached garage which has power and light and is fitted with an up-and-over door. The front garden is mostly laid to lawn. Access to the rear garden is from the side of the property or the conservatory/summer room, fully enclosed and bordered by a high wooden fence ensuring a secure area for children and pets and ideal for some alfresco dining outdoor entertaining and enjoying the sun.





The country town of Inverurie is an increasingly popular small town with a gated railway station and the vastly improved A96 providing excellent commuting to Inverurie, Dyce and Aberdeen in the east with Huntly and Elgin in the west. There is a nursery school and primary school with secondary education at Inverurie or the Gordon Schools at Huntly. Inverurie is well served by local amenities and regular bus runs locally and further afield. Amenities include a cottage hospital, health centre, a library, a variety of shops including two mini supermarkets, a florist and ironmongers to name but a few. In addition, leisure activities include an 18-hole golf course, bowling, the Bennachie Leisure Centre and excellent hill walking on the nearby Bennachie Range.

Further facilities one would expect can be found in the thriving market town of Inverurie where you have a fantastic choice of preschool, primary school and higher education, with specialist, and local shops, and several banking options. There is also a major NHS health centre, 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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THE SUNDAY TIMES
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