




Solicitors & Estate Agents
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2 Whitehall Gardens

INSCH, ABERDEENSHIRE, AB52 6HJ

Insch

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The country town of Insch is an increasingly popular small town with a gated railway station and the vastly improved A96 providing excellent commuting to Inverurie, Dyce & Aberdeen in the east with Huntly & Elgin in the west. There is a nursery school & primary school with secondary education at Inverurie or the Gordon Schools at Huntly. Insch 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 2 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 hillwalking on the nearby Bennachie Range.

Further facilities one would expect can be found in thriving market town of Inverurie where you have a fantastic choice of pre-school, primary school and higher education, with specialist, and local shops, several banking options, 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.

A compressive East Coast bus network is available from the town with the East Coast Rail Network operating through Insch, Inverurie and Dyce. National and international flights are provided by Aberdeen Dyce Airport approximately 22 miles from the property.



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Situated within a popular residential area of Insch, this superb five-bedroom detached dwelling was built by the renowned Scotia Homes and provides superb open plan family living.

The property boasts many appealing features: fantastic fresh neutral decor, superior stylish fittings and furnishings throughout, the property further benefits from oil fired central heating and full double glazing. 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 of a spacious lounge with a bay window overlooking the front of the property that floods the room with natural light. The open plan kitchen/family room has been fitted with a range of high-quality base and wall units along with superior integrated appliances and a breakfast bar with ample space for dining facilities. The open plan kitchen/family room leads to the stunning sun lounge providing additional living space with patio doors to the rear garden. From the kitchen, there is access to the formal dining room and utility room which in turn leads to the garage and rear garden.

To the front of the property, you have a spacious study/bedroom and useful cloakroom. A carpeted

stairway with wooden balustrade leads to the first floor where you have a centrally located family bathroom. The generously sized master bedroom enjoys the luxury of a stylish en-suite shower room and dressing area with twin wardrobes. There are three further well-presented bedrooms, all of which have fitted wardrobes. In addition, there are ample storage cupboards on both floors.

Externally, off-street parking is available on the ungated driveway for, at least, four vehicles. The drive is laid to decorative stone chip and leads to the integral single garage which has power and light and is fitted with an up and over door. The front garden is mostly laid to lawn with sporadic planting of seasonal flowers and garden shrubs. 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 ensures a secure area for children and pets alike and ideal for some alfresco dining outdoor entertaining and enjoying the sun. The rear garden is awash with colour separated by intertwining pathways to different areas where there is a lawn area with a multitude of seasonal flowers, shrubs and plants, with a vegetable and fruit area.

Drawing Room



Kitchen/Family Room



Drawing Room



Sun Lounge





Master Bedroom



Bedroom 3



Bedroom 4



Bedroom 5/Study



Bedroom 2



Bathroom



Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor	
Drawing Room	4.85m (15'11") x 3.62m (11'11")
Dining Room	3.35m (11') x 2.92m (9'7")
Kitchen/Family Room	5.40m (17'9") x 2.92m (9'7")
Utility	1.85m (6'1") x 1.62m (5'4")
Bedroom 5/Study	3.12m (10'3") x 3.05m (10')
Sun Lounge	3.44m (11'3") x 2.73m (8'11")

First Floor	
Master Bedroom	4.55m (14'11") x 3.25m (10'8")
Bedroom 2	3.50m (11'6") x 3.25m (10'8")
Bedroom 3	4.55m (14'11") x 2.70m (8'10")
Bedroom 4	2.87m (9'5") x 2.20m (7'3")

Gross internal floor area (m²): 153m² | EPC Rating: C

Extras (Included in the sale): All fitted carpets, floor coverings, curtains, blinds, light fittings, shades and integrated kitchen appliances.

Services: Mains electricity, main drains and water with oil fired central heating.

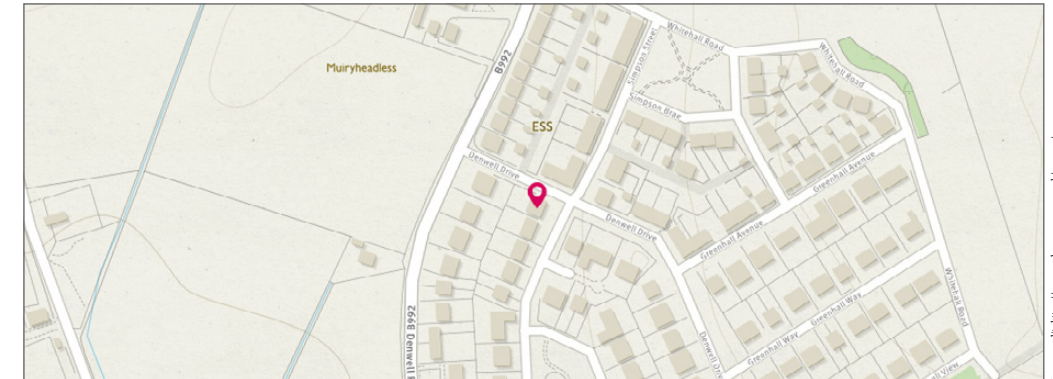


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