

Elmbank, 23 Western Road

INSCH, ABERDEENSHIRE, AB52 6JR



*TWO BEDROOM SEMI-DETACHED BUNGALOW
SITUATED IN A POPULAR RESIDENTIAL AREA OF INSCH*



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“Elmbank” 23 Western Road is a spacious two bedroom semi-detached bungalow situated in a popular residential area of Inch and commutable to Inverurie and Aberdeen by road or rail. The property benefits from full double glazing and an LPG gas central heating system. The bright and airy accommodation comprises: A porch to the front allows access to all accommodation and leads to the beautifully fitted dining kitchen, spacious lounge with stunning fire surround, open plan to the conservatory currently being used as a dining area, two double bedrooms, and three-piece family bathroom with electric sports shower fitted over the bath. The loft is fully floored with power and lights, offering excellent storage. In addition, there are ample storage cupboards throughout the property.

A pavement & gravelled driveway leads to the side and rear of this property and allows parking for several motor vehicles. The front garden has a sizeable stone-paved area leading to the porch with various shrubs, plants and seasonal flowers. The rear garden is tree-lined, fenced, or walled and is mainly lawn with shrubs, plants and flowers, a great space to relax and enjoy the sun. Safe for children and pets alike. A perfect opportunity to own a fantastic family home or would suit a retired couple, early viewing is recommended.

Elmbank, 23 Western Road



the kitchen



the lounge





conservatory





bedroom 1





bedroom 2





the bathroom

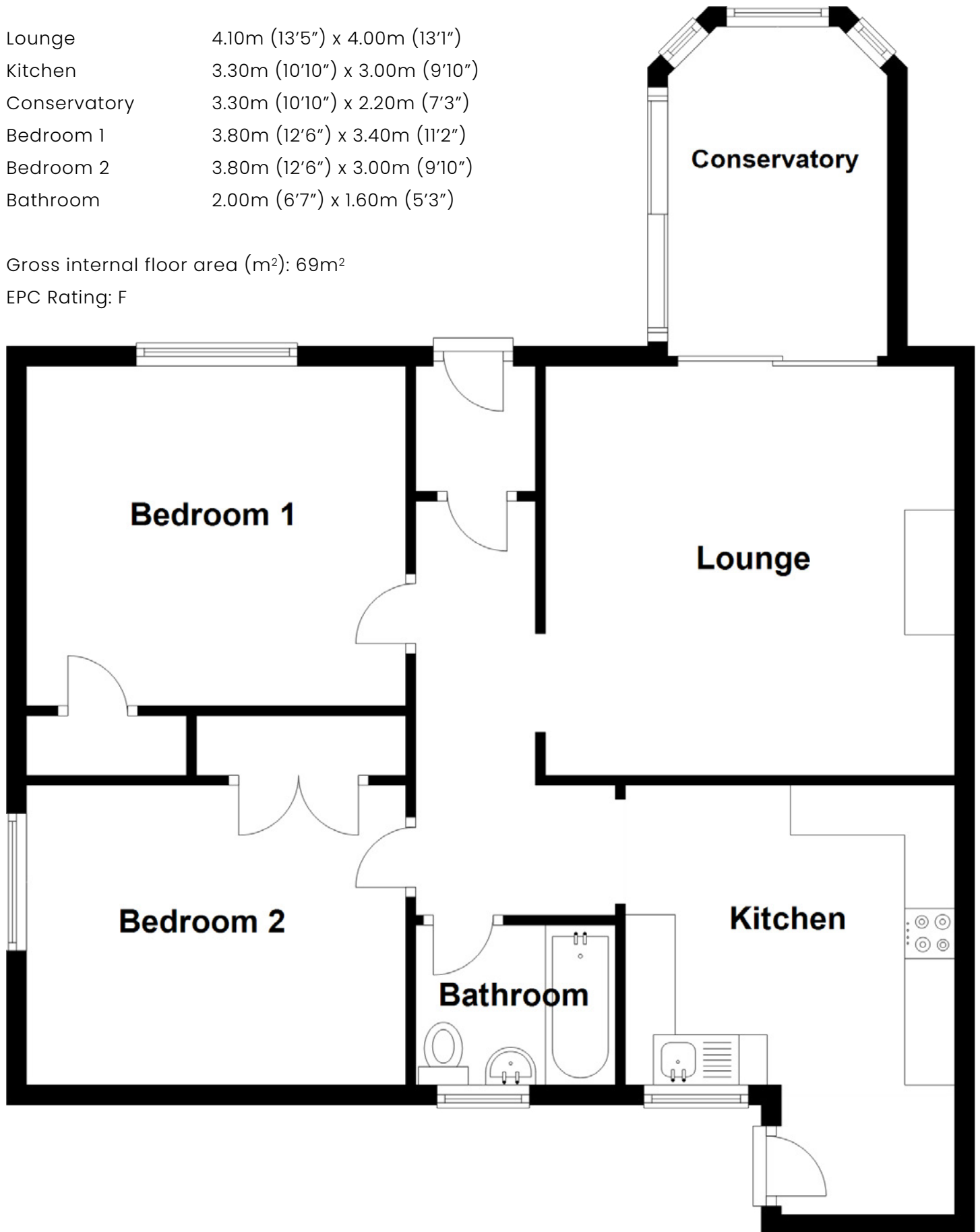


Approximate Dimensions
(Taken from the widest point)

Lounge	4.10m (13'5") x 4.00m (13'1")
Kitchen	3.30m (10'10") x 3.00m (9'10")
Conservatory	3.30m (10'10") x 2.20m (7'3")
Bedroom 1	3.80m (12'6") x 3.40m (11'2")
Bedroom 2	3.80m (12'6") x 3.00m (9'10")
Bathroom	2.00m (6'7") x 1.60m (5'3")

Gross internal floor area (m²): 69m²

EPC Rating: F







Insch railway station is within easy reach of Aberdeen, Huntly, Inverness with easy access onto the main A96, making commuting easy. There is a nursery and primary schooling in Insch and secondary education at Inverurie and Huntly. 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, a multitude of 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, with the East Coast Rail Network operating through Inverurie, providing a link to both Inverness and Aberdeen. Aberdeen Dyce Airport offers national and international flights approximately 15 miles from the property.

The Location

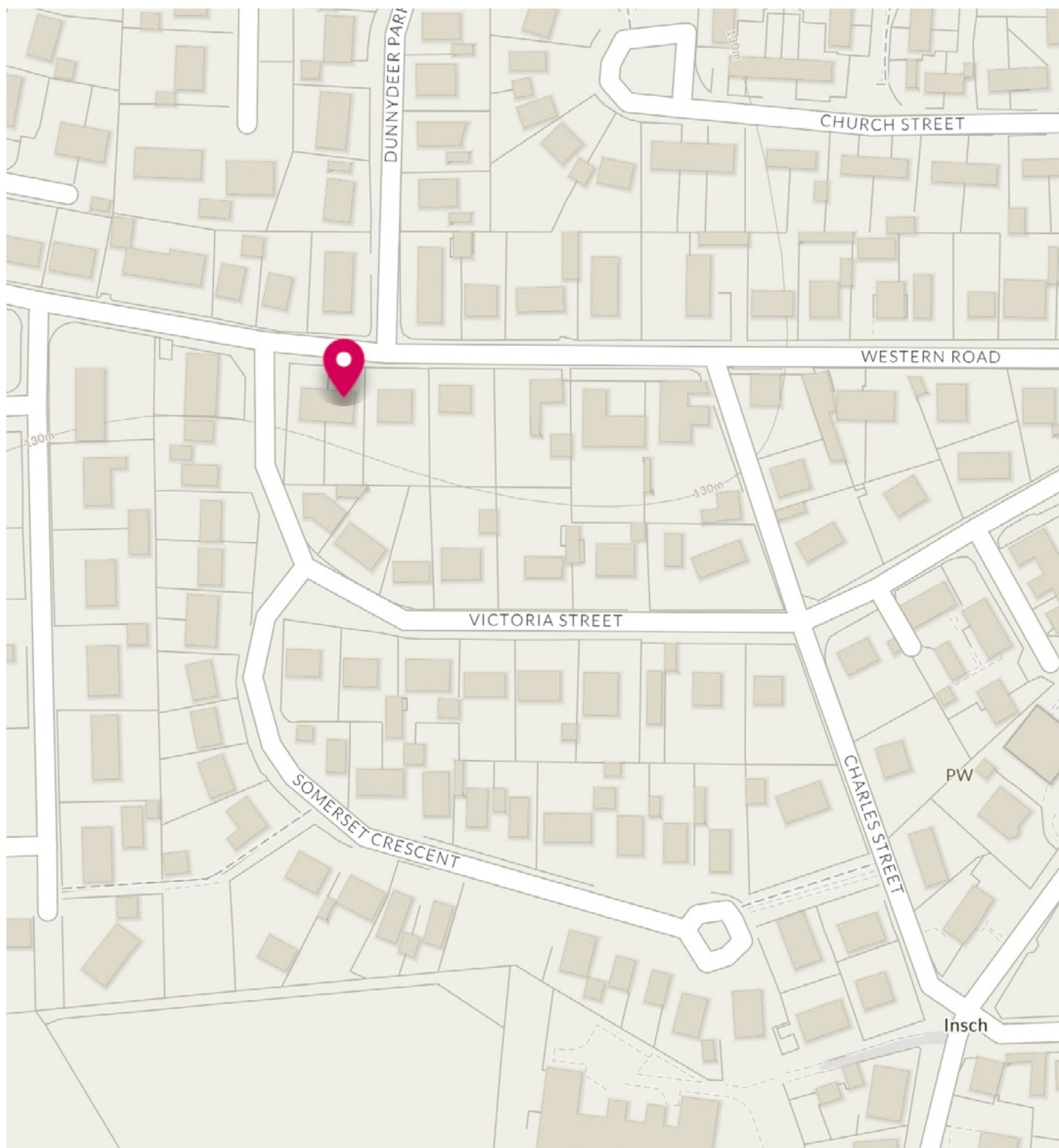


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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THE SUNDAY TIMES
THE TIMES



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