

1 VALENTINE RISE, INSCH, AB52 6HZ



OFFERS OVER

£210,000

HOME REPORT

VALUATION £210,000

We are delighted to offer for sale this **DETACHED BUNGALOW** situated within a quiet cul-de-sac in Inch. 1 Valentine Rise benefits from a Single Garage and driveway providing ample space for off street parking. Valentine Rise is within walking distance of most local amenities and the train station. Viewing is highly recommended



MurdochMcMath&Mitchell
Solicitors & Estate Agents

Insch is a pleasant Village situated in the heart of Aberdeenshire. The Village is served by a Primary School, various Shops, Churches, various sports facilities including Tennis Court, Bowling Green, Leisure Centre, Library, Community Centre and a Children's Nursery. There is a rail link to both Aberdeen and Inverness and the main A96 road is nearby. There are a range of excellent leisure facilities located in or around the area with a Golf Course in Insch itself, local fishing and hill walking in the nearby Bennachie range.

The Accommodation Comprises:

1 Valentine Rise is entered through a partially glazed door into a bright **Entrance Vestibule – Measuring 2.16m by 2.14m or thereby.** The Entrance Vestibule has a large window to the front. Built in cupboard. Matwell. Spotlights. Radiator. Double doors lead to the Hallway.

Hallway

The Hallway has doors leading to the Living Room and Kitchen. Skylight. Radiator. Spotlights.



Kitchen – Measuring 3.40m by 2.70m or thereby

The Kitchen has ample wall and base units with integrated fridge and freezer and oven with hob above and extractor hood. Large window overlooking the enclosed rear garden. One and a half bowl stainless steel sink with mixer tap and drainer. Spotlights. Matwell. Space for appliance. Door leading to the Conservatory.



Conservatory – Measuring 2.92m by 2.19m or thereby

Currently used as a Dining Room. There is a door leading to the Rear Garden. Tiled floor. Radiator. Spotlights.



Living Room – Measuring 4.48m by 3.72m or thereby

Bright Living Room with windows to the front. Electric pebble effect fire. Two radiators. Spotlights. Door to the Inner Hallway.



Inner Hallway

Accessed from the Living Room is the Inner Hallway. This leads to the three bedrooms and bathroom. Hatch to loft. Built in cupboard. Radiator.

Bedroom One – Measuring 3.31m by 3.09m or thereby

Spacious double bedroom with a window to the rear. Built in wardrobe with hanging rail and shelf. Radiator.



Bedroom Two – Measuring 3.01m by 2.38m or thereby

Large window overlooking the rear garden. Built in wardrobe with hanging rail and shelf. Radiator.



Bathroom – Measuring 2.02m by 1.92m or thereby

Three piece white suite comprising: W.C., pedestal wash hand basin and bath with shower. Glass screen. Tiling. Small window. Radiator.



Bedroom Three – Measuring 3.11m by 2.72m or thereby

Spacious double bedroom with a window to the front. Triple door wardrobe with hanging rail and shelf. Radiator. **En-Suite – Measuring 2.01m by 1.07m or thereby**. The En-Suite has a shower , W.C. and pedestal wash hand basin. Spotlights. Tiling. Radiator.



Front Garden

The Front Garden has a driveway to the side providing space for several vehicles. Area of chipped stones. Single Garage with “up and over” door. Power and lighting. There is a gate leading through to the Rear Garden.



Rear Garden

Enclosed Rear Garden with a large area of lawn. Rotary clothes drier. Timber summerhouse.



- **FEATURES**
- **DETACHED BUNGALOW**
- **THREE BEDROOMS**
- **LARGE REAR GARDEN WITH SUMMER-HOUSE**
- **SINGLE GARAGE**
- **AMPLE OFF-STREET PARKING**
- **WELL MAINTAINED THROUGHOUT**



Viewing: Please contact the Seller - Claire Mitchell - 07983 531897

Price Guide: Offers Over £210,000

Entry: By Mutual Arrangement

While the foregoing particulars are believed to be correct they are not guaranteed (and the measurements are for guidance only) and prospective offerers should satisfy themselves on all aspects concerning the subjects before offering. The Subscribers, as Agents for the Seller, may fix a closing date for offers in respect of which they will notify all parties who have noted an interest with the Subscribers. The Seller reserves the right to accept any offer prior to such closing date and no responsibility will be accepted for expenses incurred by prospective purchasers in the event that the property is previously sold let or withdrawn. The photographs appearing in this Schedule obviously show only certain parts and aspects of the property, which may have changed since taken. It should not be assumed that the property remains as displayed and no assumption should be made in respect of those parts, which are not shown in the photographs.

E. & O.E.

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