

# 12 BEEHCROFT GARDENS, INSCH, AB52 6WF



**FIXED PRICE £215,000**

**HOME REPORT**

**VALUATION £225,000**



**MurdochMcMath&Mitchell**  
Solicitors & Estate Agents

We are delighted to offer for sale this **DETACHED DWELLING HOUSE** situated within a modern housing development in Inch. 12 Beechcroft Gardens occupies a corner plot and benefits from off street parking and Single Garage. The property offers modern, well maintained and spacious accommodation within. Viewing is highly recommended.

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, Golf Course, 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: -

12 Beechcroft Gardens is entered through a partially glazed doorway which leads into the Entrance Vestibule. Radiator. Carpeted staircase leading to the Upper Floor. Glazed doorway leading to the Living Room.

**Living Room – Measuring 4.09m by 3.56m or thereby**

The Living Room has a window to the front and double doors leading to the Dining Room. Radiator.



**Dining Room – Measuring 2.98m by 2.48m or thereby**

The Dining Room has patio doors leading to the rear garden. Door through to the Kitchen. Radiator.



**Kitchen – Measuring 2.98m by 2.97m or thereby**

Modern Kitchen with ample wall and base units. Tiling. Integrated fridge freezer. Integrated oven with hob and extractor hood. Window to the rear. 1 ½ bowl stainless steel sink with mixer tap and drainer. Large built-in cupboard with shelf and meters.



**Utility Room – Measuring 1.85m by 1.75m or thereby**

Worktop with cupboard below and space for appliances. Stainless steel sink with mixer tap and drainer. Tiling. Window to the rear and door leading to the side of the property. Door to the W.C.



**W.C – Measuring 1.85m by 1.35m or thereby**

W.C. and wash hand basin. Radiator. Window to the side.

## Upper Floor

The carpeted staircase leads to the Upper Floor. There is a hatch to the loft. Built in cupboard housing the hot water tank and shelves.



## Bedroom One with En-Suite Shower Room– Measuring 3.68m by 2.80m or thereby

Double bedroom with a window overlooking the rear garden. Large double wardrobe with hanging rail and shelf. Radiator.



**Bedroom Two – Measuring 2.97m by 2.42m or thereby**

Double bedroom with a window to the rear. Double wardrobe with hanging rail and shelf. Radiator

**En-Suite Shower Room – Measuring 2.77m by 2.76m at the widest point or thereby.** The En-Suite Shower has a window to the front and comprises W.C., wash hand basin and shower with tiling. Radiator. Triple spotlights.



**Bedroom Three – Measuring 4.32m by 2.78m or thereby**

Double bedroom with two windows to the front. Double wardrobe with hanging rail and shelf. Built in cupboard providing further storage. Radiator.



**Bathroom Measuring 2.07m x 1.87m or thereby.** The Bathroom has a window to the rear and comprises: W.C. wash hand basin and bath with mixer tap. Radiator. Tiles.



## **Front Garden**

12 Beechcroft Gardens has a low maintenance front garden with an area of lawn to one side, mature shrubs and path leading to the front door. There is a Single Garage with power and light. Driveway providing off street parking. Path leading up the side of the property to the rear garden.



## **Rear Garden**

The rear garden comprises a large area of lawn and area of chipped stones. Small patio area with steps leading to the patio doors. Rotary clothes drier. Oil tank. Garden shed.





## **FEATURES**

- **DETACHED DWELLING HOUSE**
- **THREE DOUBLE BEDROOMS**
- **QUIET RESIDENTIAL AREA**
- **CORNER PLOT**
- **WELL MAINTAINED THROUGHOUT**
- **SINGLE GARAGE**
- **OFF STREET PARKING**
- **OIL FIRED CENTRAL HEATING**

**Viewing:** By Arrangement with subscribers

**Price Guide:** Fixed Price £215,000

**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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