

3 ROTHNEY GARDENS, INSCH, ABERDEENSHIRE, AB52 6WP



OFFERS AROUND £125,000

HOME REPORT

VALUATION £130,000



MurdochMcMath&Mitchell
Solicitors & Estate Agents

We are delighted to offer for sale this **SELF CONTAINED GROUND FLOOR FLAT** in the Village of Inch. 3 Rothney Gardens is situated close to the Train Station with links to Inverness and Aberdeen. The Ground Floor Flat comprises: two double Bedrooms, Bathroom, Kitchen and Living Room. There is an exclusive area of garden to the rear laid with lawn and a small shed. There is a designated parking space at the front. Viewing is highly recommended.

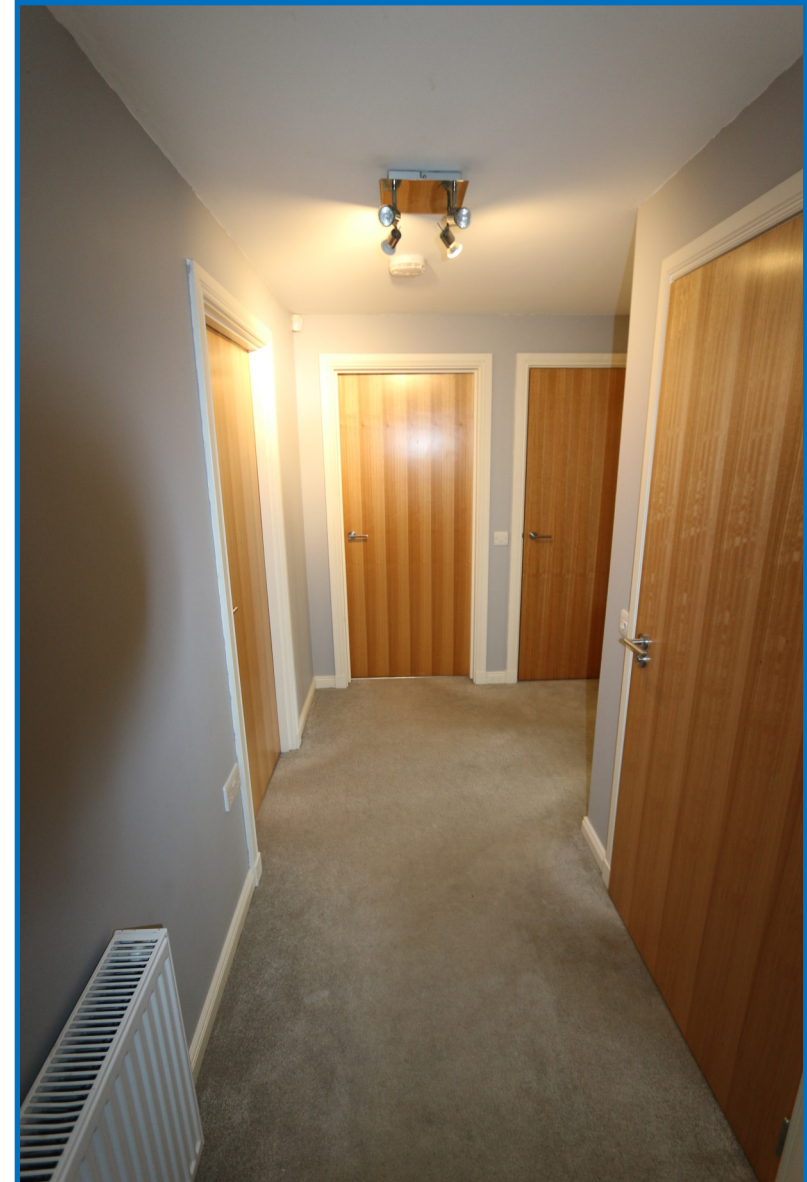
Insch is a pleasant Village situated in the heart of Aberdeenshire. The Village is served by a Primary School, various Shops, Churches, various sports facilities including Tennis Court, Bowling Green, Golf Course, Leisure Centre, Library, Community Centre and a Children's Nursery. There is a rail link 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:

3 Rothney Gardens is entered from the side through a partially glazed doorway in to the spacious Hallway.

Hallway

The Hallway has doors leading to further accommodation. There is a large built in cupboard housing the boiler, the water tank, meters and coat hooks.



Living Room – Measuring 4.87m by 3.24m or thereby

Glazed panel door leads into the Living Room which has a large window to the front with a door leading into the Kitchen. Radiator.



Kitchen – Measuring 2.96m by 2.10m or thereby

Modern Kitchen with ample wall and base units. One and a half bowl stainless steel sink with mixer tap and drainer. Integrated fridge and freezer. Oven with hob and extractor hood above. Space for appliance. Tiling behind the worktops. Small breakfast bar with space for seating. Window to the front. Spotlights.



Bedroom One – Measuring 4.16m by 2.99m or thereby

Spacious double Bedroom with a window to the rear. Double wardrobe with sliding doors, hanging rail and shelf. Radiator. Built in cupboard with shelves.



Bedroom Two – Measuring 3.02m by 2.88m or thereby

Double Bedroom with a window to the rear. Double wardrobe with sliding doors, hanging rail and shelf.



Bathroom – Measuring 2.09m by 2.05m or thereby

Modern Bathroom Suite comprising large Bath with shower overhead, W.C. and wash hand basin. Window to the side. Tiling surrounds the Bath. Fan. Spotlights. Radiator.



Outside

3 Rothney Gardens has a designated Parking Space to the front of the property indicated with the number “3” on the kerbside. To the rear there is exclusive garden ground which is fenced. There is a small shed and area of lawn. Rotary Clothes Drier.



FEATURES

- **SELF CONTAINED GROUND FLOOR FLAT**
- **TWO SPACIOUS BEDROOMS**
- **WELL MAINTAINED THROUGHOUT**
- **DESIGNATED PARKING SPACE**
- **EXCLUSIVE GARDEN GROUND TO THE REAR**
- **AIR SOURCE HEAT PUMP**
- **VIEWING HIGHLY RECOMMENDED**

Viewing: By Arrangement with subscribers

Price Guide: Around £125,000

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.

**Murdoch, McMath & Mitchell,
Solicitors & Estate Agents,
27/29 Duke Street, Huntly.
Tel: (01466) 792291**