

## **30 DUNNYDEER PARK, INSCH, ABERDEENSHIRE, AB52 6GD**



**OFFERS OVER**  
**£200,000**  
**HOME REPORT**  
**VALUATION**  
**£200,000**



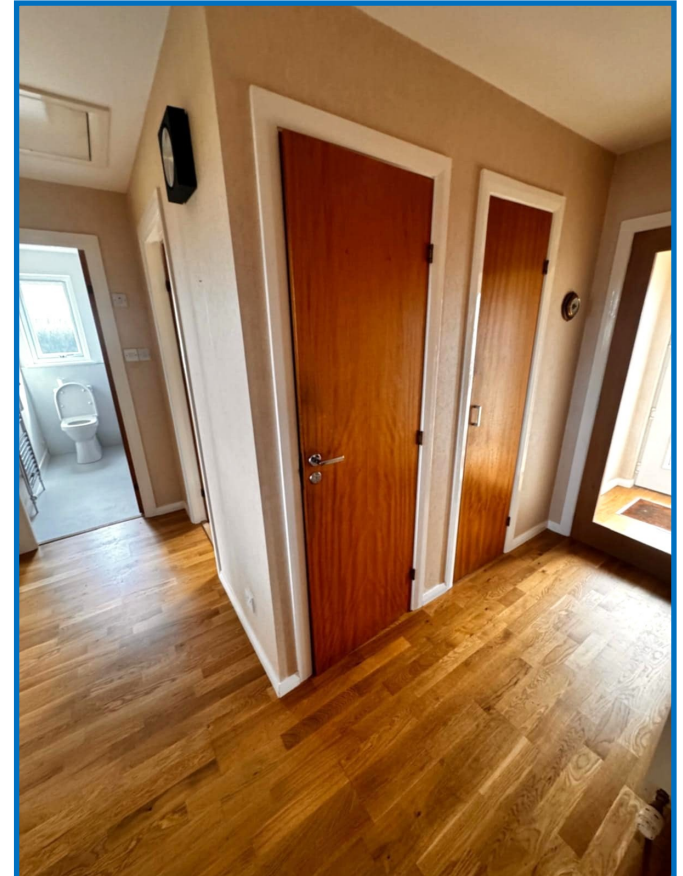
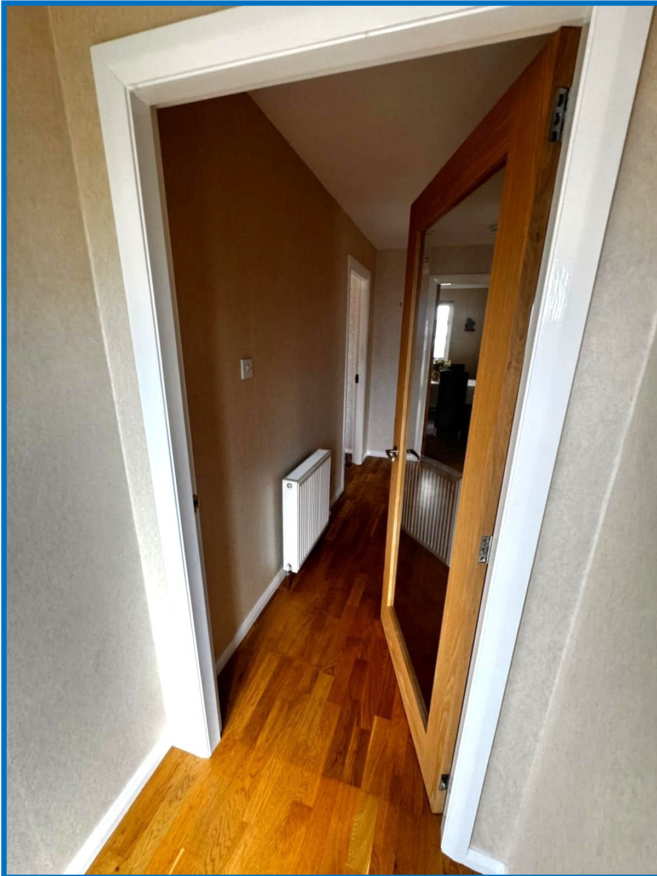
**MurdochMcMath&Mitchell**  
Solicitors & Estate Agents

This superbly situated **DETACHED BUNGALOW** located in a very open and pleasant area in the Village of Insch is for sale privately. The property is set within a large feu which has a large open garden to the front with a extensive driveway suitable for several vehicles and a large grassed garden areas to the side and rear. The property is in excellent order throughout and would particularly suit a mature couple given that the accommodation is on one level.

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.

**ACCOMMODATION comprises:-**

**Hallway** – there is an Entrance Vestibule entered through a partially stained glass doorway with matwell. A glazed door leads through into the Hallway which has modern flooring and two cupboards. One cupboard has a hanging rail and shelf and the other houses the boiler. There is a hatch to the loft.



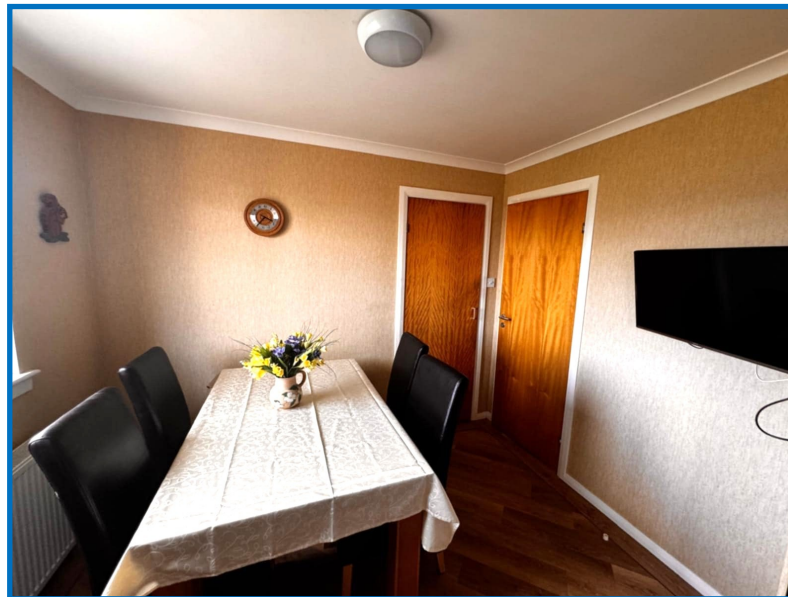


**Living Room** – measuring 4.70m x 4.37m or thereby. This large Living Room has a window to the front and offers extensive views across the garden to other properties in the Development. There is a radiator and a feature fireplace housing an electric fire.





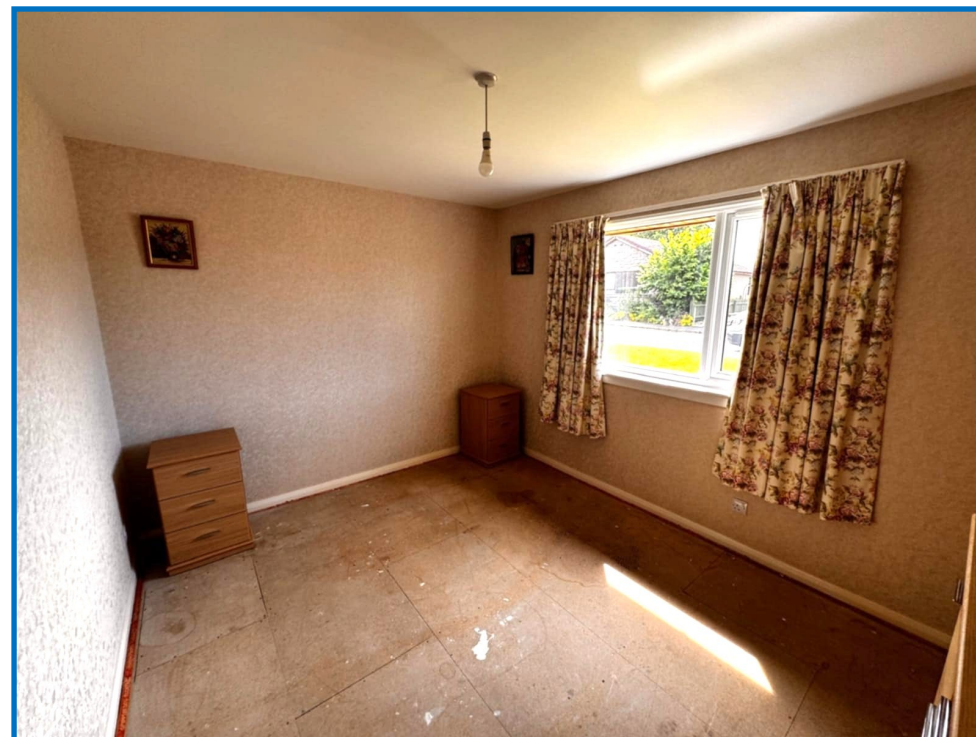
**Dining Kitchen** – measuring 6.00m x 3.00m or thereby. The Dining Kitchen has several windows to the rear and a partially glazed doorway leading outside. Matwell. Radiator. The Kitchen benefits from a wide selection of modern wall and base units incorporating stainless steel sink and drainer with mixer tap. There is an integrated gas hob and extractor hood and integrated oven and dishwasher. The fridge, freezer, kitchen table and washing machine are all available by separate negotiation and do not form part of the subjects of sale.



**Bedroom 1** – measuring 3.76m x 2.94m or thereby. This room has a fitted wardrobe with shelf and hanging rail. Radiator.

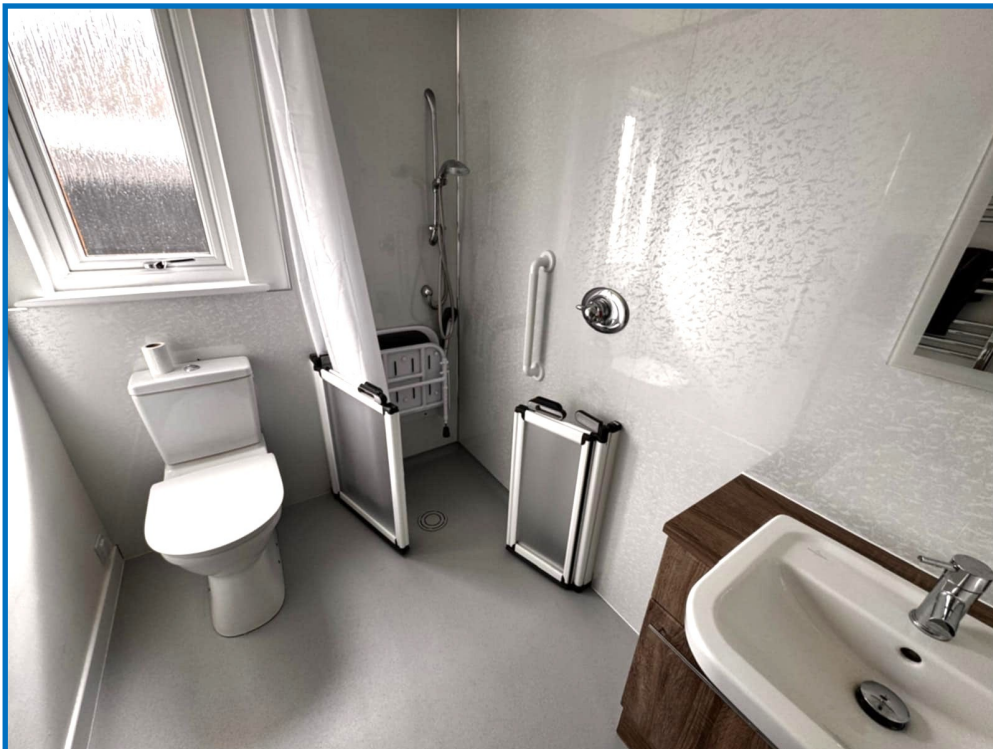


**Bedroom 2** – measuring 3.45m x 3.00m or thereby. This Bedroom has a fitted wardrobe with shelf and hanging rail. Radiator.





**Shower Room** – measuring 2.45m x 1.66m or thereby. There is a walk-in shower. W.C and wash hand basin. Usual bathroom fittings.



**Outside** – There is a spacious driveway with ample parking for several vehicles which leads to a single garage. Large tarred area and separate area of chipped stones. There is a large area of lawn and steps leading to the front door with stone slabbing. To the side and rear are lawns. There is a gas cylinder for use with the kitchen hob to the side. To the rear of the property is a grassed area and a rotary clothes dryer. Large oil tank.





**Viewing:** By Arrangement with subscribers

**Price Guide:** Offers Over £200,000

**Entry:** By Mutual Arrangement

#### **FEATURES:-**

- **FRIDGE/FREEZER/DINING ROOM TABLE AND WASHING MACHINE ARE ALL AVAILABLE BY SEPARATE NEGOTIATION**
- **DOUBLE GLAZING**
- **OIL TANK IN GARDEN**
- **ALL CARPETS, CURTAINS, FLOOR COVERINGS AND BLINDS ARE INCLUDED IN THE SALE**
- **WELL DECORATED**
- **MODERN KITCHEN AND SHOWER ROOM**
- **EXCELLENT LOCATION IN POPULAR RESIDENTIAL AREA**
- **PLEASANT OPEN OUTLOOK TO FRONT OF PROPERTY**

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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