

6 CHURCH TERRACE, INSCH, AB52 6JS



We are delighted to offer for sale this **END TERRACED DWELLING HOUSE** in Inch. The property comprises: three double Bedrooms, Kitchen, Living Room and Shower Room. There is a large garden to the rear mainly laid with lawn. 6 Church Terrace is within walking distance of most local amenities and the train station. Viewing is highly recommended.

OFFERS AROUND £120,000

HOME REPORT VALUATION £140,000



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:

Entrance Vestibule – Measuring 2.10m by 0.87m or thereby

6 Church Terrace is entered through a partially glazed door into the Entrance Vestibule. Under stair cupboard. Matwell and coat hooks. A partially glazed door leads into the **Hallway**.

Hallway

The Hallway has doors leading to the Living Room and Shower Room with stairs leading to the Upper Floor. Radiator.



Living Room – Measuring 4.46m by 4.28m or thereby

Spacious Living Room with two windows to the front. Built in cupboard with water tank. Electric fireplace with wooden surround. Ceiling light with fan. Radiator. Door leading into the Kitchen.



Kitchen – Measuring 4.28m by 2.84m or thereby

Ample wall and base units with space for appliances. Window overlooking the rear garden. Stainless steel sink with drainer. Spotlights. Radiator. There is a door leading to the **Rear Vestibule – measuring 1.04m by 0.90m or thereby**. Door to the rear garden.



Shower Room – Measuring 2.02m by 1.97m or thereby

Frosted window to the side. W.C., pedestal wash hand basin and shower enclosure with “Mira Sport” shower with wet wall panels. Radiator.



Upper Floor

Carpeted staircase leads to the Upper Floor. There is a window to the side at the bottom of the staircase and a window at the top of the staircase. Wooden banister and balustrades. There is a hatch to the loft.



Bedroom One – Measuring 3.51m by 2.85m or thereby

Double bedroom with a window overlooking the rear garden. Built in cupboard with shelves. Radiator.



Bedroom Two – Measuring 3.92m by 3.03m or thereby

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



Bedroom Three – Measuring 4.02m by 3.19m or thereby

Spacious double bedroom with a window to the front. Large built in wardrobe with hanging rail and shelf. Radiator.



Outside

Front Garden

Low maintenance front garden laid with chipped stones. Shared paved path leading round the side of the property to the Rear Garden.



Rear Garden

There is a patio area to the rear with two steps and a ramp leading to the rear door. There are three wooden sheds. Area of chipped stones. Rotary clothes drier. Path leading to a large area of lawn. Greenhouse.





FEATURES

- **END TERRACED DWELLING HOUSE**
- **THREE DOUBLE BEDROOMS**
- **LARGE REAR GARDEN WITH SHEDS**
- **OIL FIRED CENTRAL HEATING**
- **CLOSE TO LOCAL AMENITIES**
- **VIEWING HIGHLY RECOMMENDED**

Viewing: By Arrangement with subscribers

Price Guide: Offers Around £120,000

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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