

16 DUNNYDEER PARK, INSCH, AB52 6GD



We are delighted to offer for sale this attractive, well located and spacious **THREE BEDROOM DETACHED BUNGALOW** which enjoys a prime residential location in the Village of Inch. The property benefits from large landscaped gardens which surround it. Viewing is highly recommended to appreciate the excellent location and extensive gardens.



OFFERS OVER
£255,000
HOME REPORT
VALUATION
£255,000



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 1.72m by 1.88m or thereby

The doorway to the property leads into an attractive Entrance Vestibule where there is a Cloak cupboard with shelf and hanging rail. A glazed doorway and glazed side panels leads through into the Hallway.

Hallway

The irregular shaped Hallway has all rooms leading off from it. There is a large walk-in cupboard which houses a desk and shelving. A further large cupboard houses the hot water tank and has shelving.



Bedroom One – Measuring 2.92m by 3.19m or thereby

There is a window to the front of the property. Radiator.
Laminate flooring.



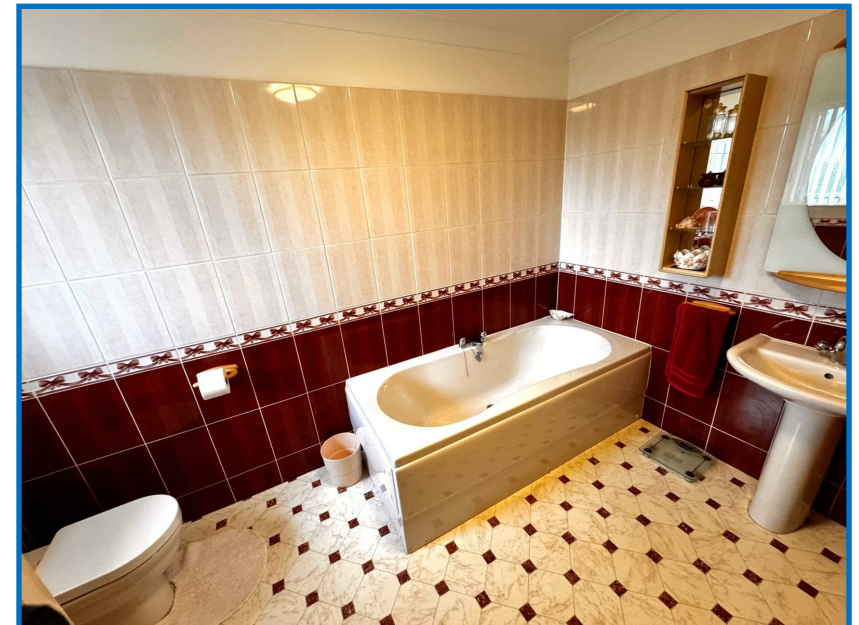
Bedroom Two – Measuring 3.60m by 3.19m or thereby

There is a window to the front and a radiator. There is a fitted wardrobe with a shelf and hanging rail. Carpeted.



Bedroom Three – Measuring 3.34m by 4.17m or thereby

There is a window to the rear. Fitted wardrobe with shelf and hanging rail. Radiator. This bedroom has the benefit of an **En-Suite Bathroom which measures 3.34m by 2.30m or thereby**. The Bathroom has a modern Bathroom Suite comprising bath, pedestal style wash hand basin and W.C. The walls are fully tiled and there are the usual bathroom fittings. There is a large separate shower with a “Mira jump” shower. Small window to rear. Radiator.



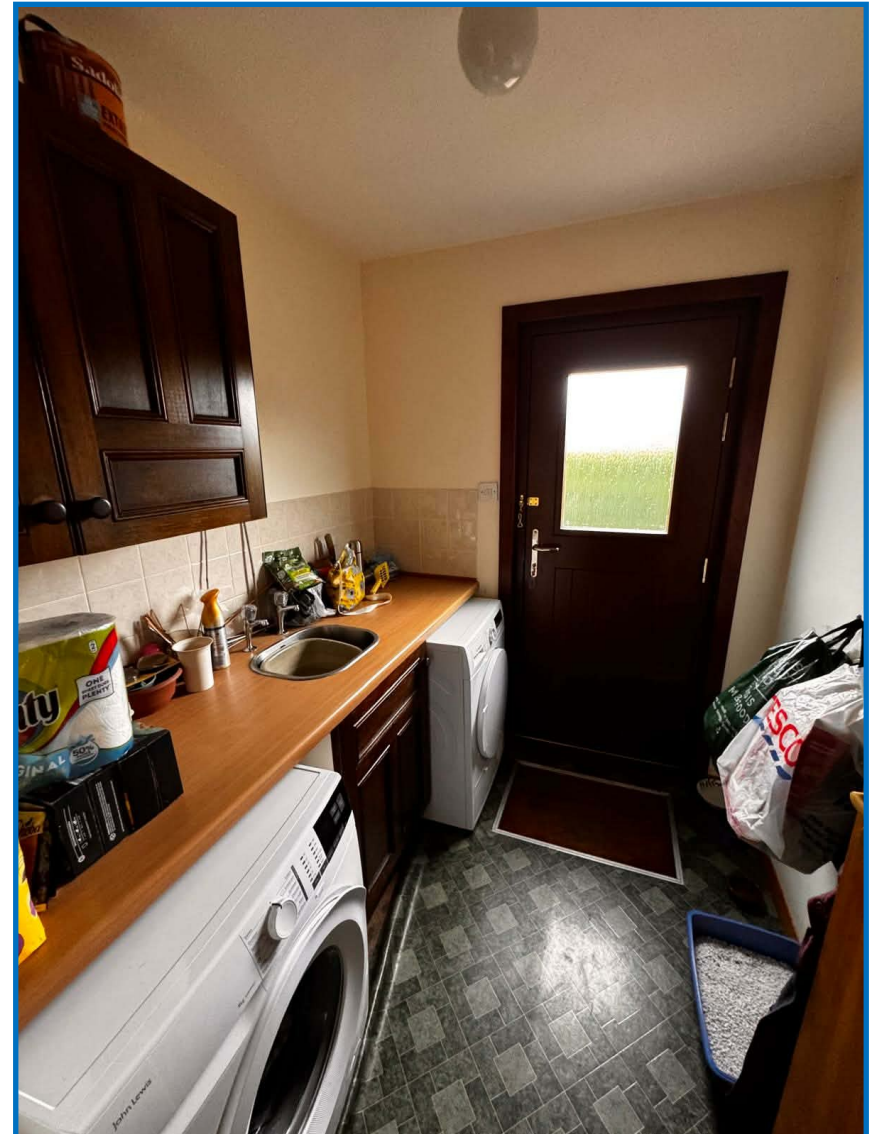
Bathroom – Measuring 3.34m by 1.78m or thereby

The Bathroom has a suite comprising: bath, pedestal style wash hand basin and W.C. Radiator. Usual bathroom fittings. There is a Trident shower over the bath and splash back. Partial tiling round the walls. Window.



Rear Utility Room – Measuring 1.86m by 2.12m or thereby

The Utility Room has a fitted worksurface incorporating stainless steel sink and taps. Space for appliances. There is a rear doorway leading into the Garden.



Kitchen – Measuring 3.96m by 3.24m or thereby

The modern, fully fitted kitchen has a range of wall and base units. There is a sink, drainer and mixer tap. Gas hob. Electric oven and grill. Radiator. Small serving hatch to the Dining Room. Space for appliances. Windows overlooking the rear garden.



Dining Room and Living Room (on open plan)

The **Dining Room area measures 3.97m by 2.87m or thereby**. It is accessed through the Living Room or from the Hallway. There is a window to the side. Radiator.

The **Living Room area measures 3.98m by 5.94m or thereby**. Large windows overlooking the front garden. The central feature of the room is a gas fire set within a wooden fireplace with inner marble effect surround and hearth. Radiator. Triple chandeliers.



Outside

The property benefits from off-street parking with a driveway. To either side of the driveway are shrubs. To the right of the property there is a lovely mature garden with a wide selection of shrubs, ornamental trees and flowers. Large landscaped lawn area which is fully enclosed with hedges and fencing. To the side of the property is a large area of lawn with shrub and flower borders adjacent to the house.



The Rear Garden is ideal for summer dining / entertaining as it has been laid out to form a large patio. There is a greenhouse. Gas tank. Outside water tap. Steps to the rear lead up to the rear Garage door and a further set of steps with handrail lead to the back door. To the left of the property there is a large area of lawn with a wide selection of mature ornamental trees, shrubs and plants. There is a garden shed located in this area and the property is surrounded by attractive hedging.

The garden is a superb feature of Number 16 Dunnydeer Park and viewing is highly recommended to appreciate the spacious grounds.



FEATURES

- **DETACHED BUNGALOW**
- **THREE BEDROOMS**
- **GARAGE**
- **MODERN KITCHEN AND BATHROOM**
- **MASTER BEDROOM WITH EN-SUITE BATHROOM**
- **GAS FIRED CENTRAL HEATING**
- **EXTENSIVE GARDEN GROUNDS WITH WIDE SELECTION OF ORNAMENTAL TREES AND SHRUBS**
- **EXCELLENT LOCATION IN POPULAR RESIDENTIAL AREA OF INSCH**

Viewing: By Arrangement with subscribers

Price Guide: Offers Over £255,000

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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