



18 Pitmunie Place | Kemnay | AB51 5TH

Three Bedroom Detached Family Home

Offers Over £165,000

Enjoying a generous corner plot in a quiet residential area, we offer for sale this spacious three bedroom detached family home. The property offers well proportioned accommodation and excellent storage, thoughtfully laid out across two floors.

The home is entered into the vestibule, giving access to the internal hallway and the convenient cloakroom with two piece white suite.

The front facing lounge features neutral decor and is naturally bright having a large window overlooking the front garden.

Continuing to the rear, the dining kitchen is sure to be the hub of the home, featuring a wide range of black and white gloss wall, base and drawer units with a range of integrated appliances. A peninsular breakfast bar is ideal for casual dining and there is ample space for dining furniture, with patio doors giving direct access to the rear garden. The useful rear porch offers space and plumbing for laundry appliances.

The open carpeted staircase ascends to the first floor landing, giving way to three double bedrooms, each of which features built-in storage as well as ample space for free-standing furniture.

The fully tiled family bathroom is fitted with a three piece white suite comprising W.C., wash hand basin and bath with electric shower over.

Outside, the enclosed gardens wrap around the property, comprising areas of lawn and patio. A timber summerhouse is ideal for use in the summer months and two large sheds provide excellent outdoor storage. The driveway to the rear offers convenient off-street parking.

ACCOMMODATION

Ground Floor

Vestibule

5'9" x 5'3" (1.75m x 1.6m) approx.

Cloakroom

5'9" x 3'7" (1.75m x 1.09m) approx.

Lounge

14'4" x 13'4" (4.37m x 4.07m) approx.

Dining Kitchen

19'3" x 9'4" (5.87m x 2.85m) approx.

First Floor

Bedroom

14'6" x 9'7" (4.42m x 2.92m) approx.

Bedroom

12'4" x 9'4" (3.76m x 2.85m) approx.

Bedroom

11'2" x 9'8" (3.4m x 2.95m) approx.

Bathroom

7'5" x 6'4" (2.26m x 1.93m) approx.

To be included in the sale price are all fitted floor coverings together with some curtains, light fittings and shades.

Gas Central Heating

Double Glazing

EPC Band C



Lounge



Dining Kitchen



Dining Kitchen



Cloakroom



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom



Garden



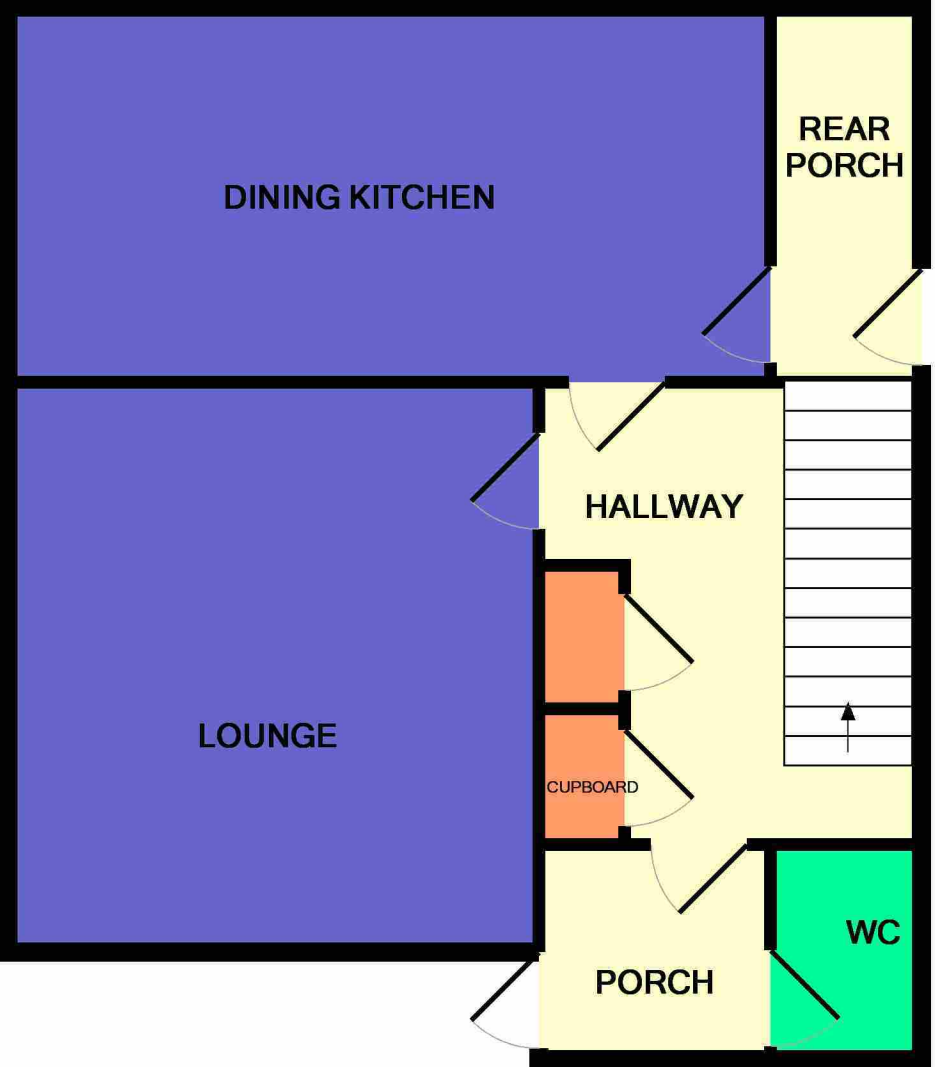
Garden



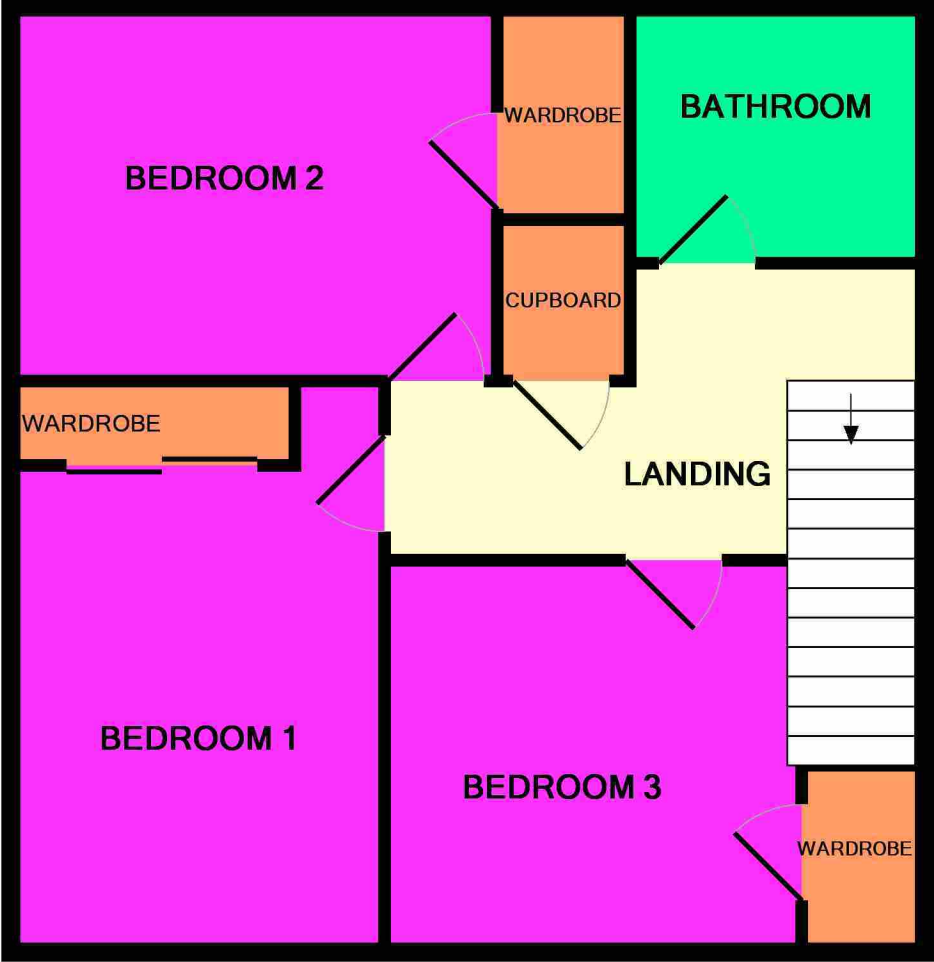
Garden



Driveway



GROUND FLOOR

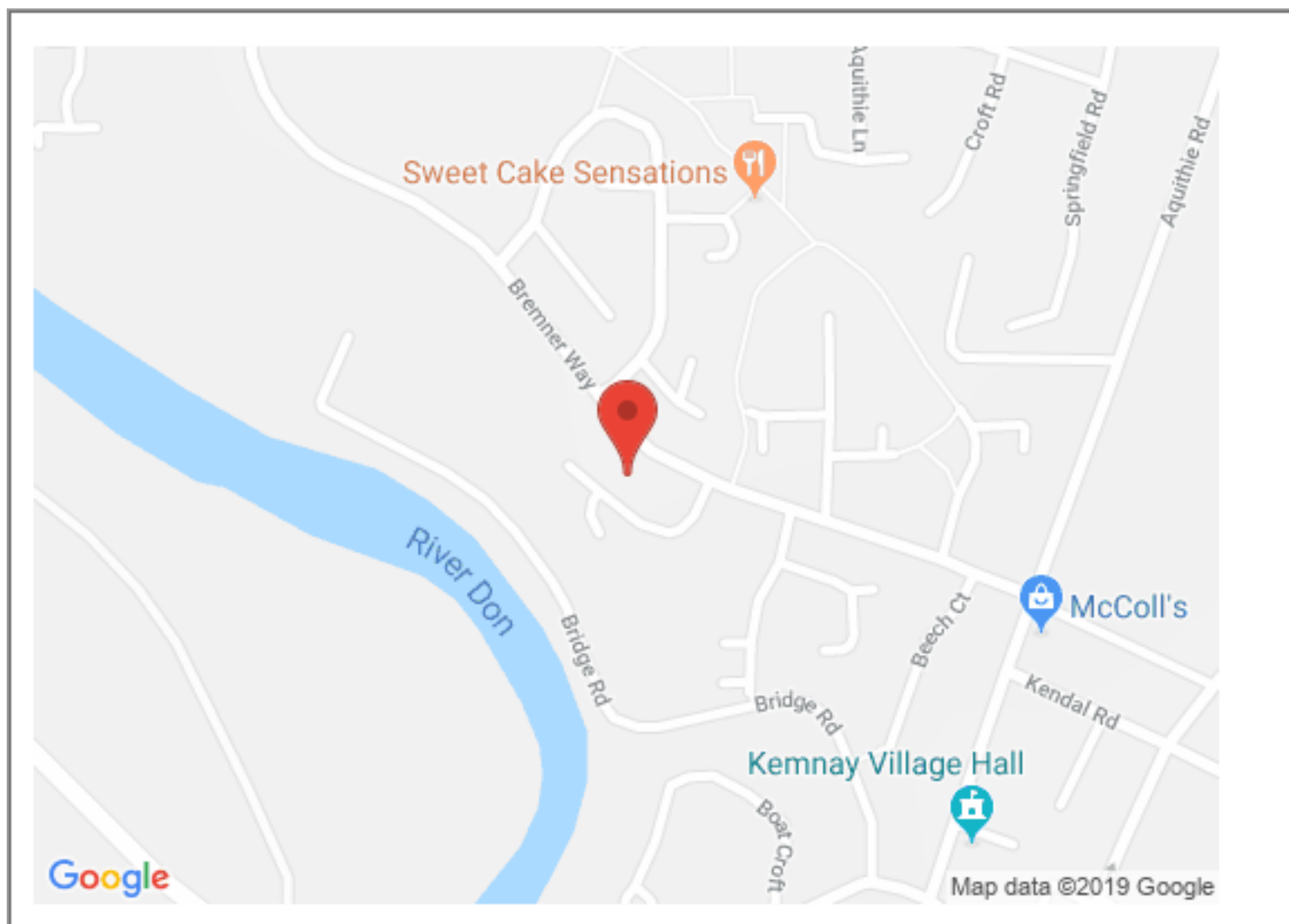


1ST FLOOR

Floorplan

Viewing By Appointment Telephone 07517 402481 or By Arrangement with Ledingham Chalmers on 01224 632500

Property location



Directions

From Aberdeen travel on the A96 towards Inverurie. At the Kintore roundabout take the third exit as signposted for Kemnay, and then take the next left. Continue ahead at the next roundabout and follow the road into the village, taking the third right onto Kendal Road. At the T junction turn right and then the first left onto Bremner Way. Continue for a short distance before taking the third left onto Pitmunie Place.

Location

The pleasant setting of Kemnay is well served by a host of local shops, hotels and a range of leisure pursuits including an 18 hole golf course and tennis courts. Primary and secondary schooling is available within the village, as is a medical centre. Kemnay is ideal for commuting to Inverurie, Dyce and Aberdeen.

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Whilst every effort has been made to ensure the accuracy of the information contained in this Schedule, including the floor plan (if applicable) please note that all measurements have been taken with a sonic tape measure and as a result are only close approximations; the measurement of doors, rooms and windows and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. Any plans are for illustrative purposes only and should be used as such by prospective purchasers.