



25 Springfield Road | Kemnay | AB51 5FT

Two Bedroom Semi Detached Dwellinghouse

Fixed Price £160,000

We are pleased to offer for sale this two bedroom semi detached property in the lovely village of Kemnay. The property offers well proportioned accommodation throughout and benefits greatly from pleasant rear and front gardens along with a driveway for off-street parking.

The accommodation firstly comprises of spacious lounge, situated to the front of the property enjoying a great deal of natural light and pleasant outlook. The room is easily able to accommodate a wide range of furniture and can be accessed from both the main hallway and dining kitchen. The kitchen itself has been fitted with a substantial range of base and wall units with under counter space for white goods, the room provides plentiful dining space and benefits greatly from sliding doors to the well maintained rear garden. The utility room is also accessed from the kitchen and offers further counter space and access to the rear also. To complete the accommodation on this level is the cloakroom fitted with a w.c. and hand wash basin.

To the first floor, there are two very well proportioned double bedrooms, the slightly larger of which offers fantastic fitted storage. The first floor hallway also offers extensive storage behind several cupboard doors. The bathroom is also situated on this level and offers a W.C. hand wash basin and shower over bath.

To the rear, the garden enjoys both a patio and lawn area with the patio being ideal for outdoor dining and entertaining, especially with this being so easily accessed from the dining kitchen. There is a driveway to the side of the property with gates that open allowing access to the garden permitting parking for multiple vehicles in the drive.

The property would undoubtedly be an ideal purchase for a variety of buyers offering fantastically proportioned accommodation on a quiet residential street.

ACCOMMODATION

(Ground Floor)

Lounge

15'4" x 15'5" (4.67m x 4.7m) approx.

Dining Kitchen

18'3" x 11'6" (5.56m x 3.51m) approx.

Utility Room

5'7" x 9'7" (1.7m x 2.92m) approx.

Cloakroom W.C.

5'7" x 4'7" (1.7m x 1.4m) approx.

(First Floor)

Double Bedroom

11'4" x 9'2" (3.46m x 2.79m) approx.

Double Bedroom

11'4" x 9'4" (3.46m x 2.85m) approx.

Bathroom

8'2" x 5'7" (2.49m x 1.7m) approx.

Gas Central Heating

Double Glazing

Driveway

Rear Garden

EPC Band - C



Lounge



Lounge



Dining Kitchen



Dining Kitchen



Utility Room



Double Bedroom



Double Bedroom



Bathroom



Garden



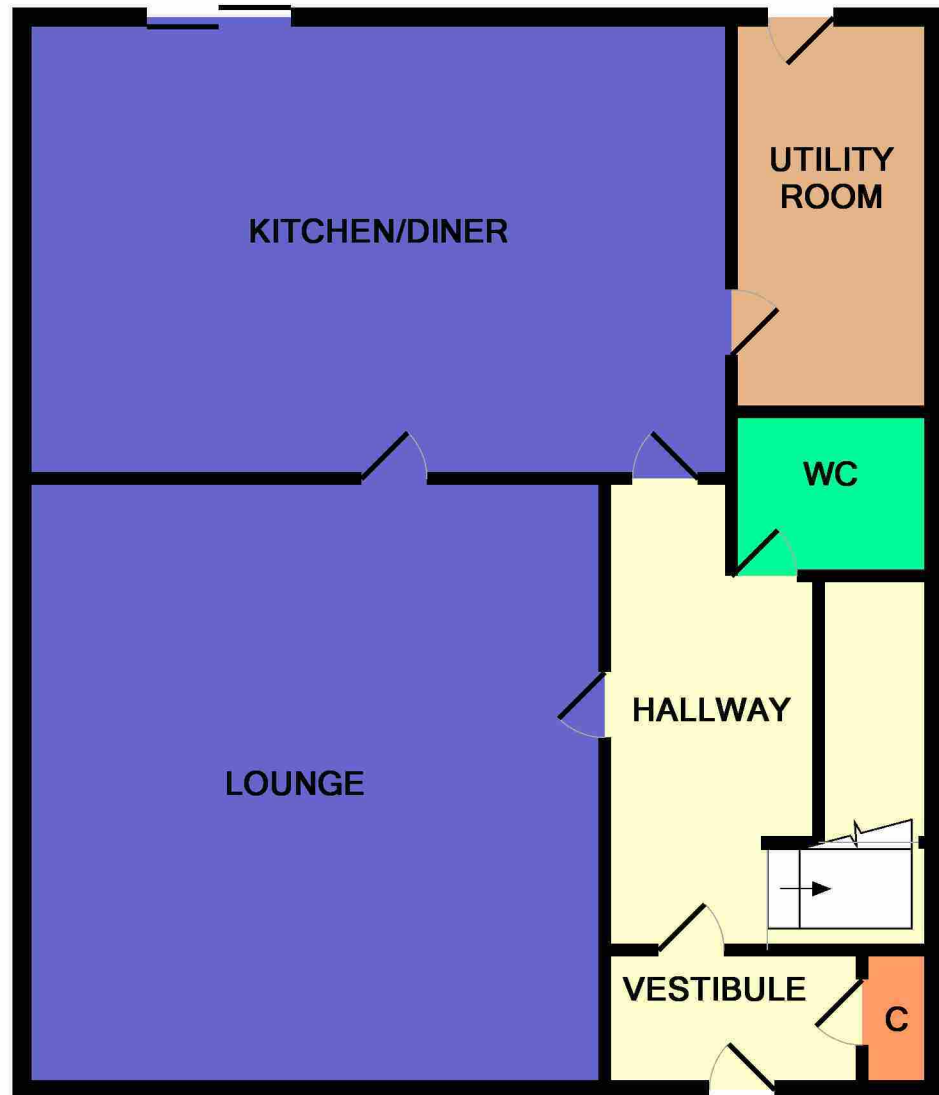
Garden



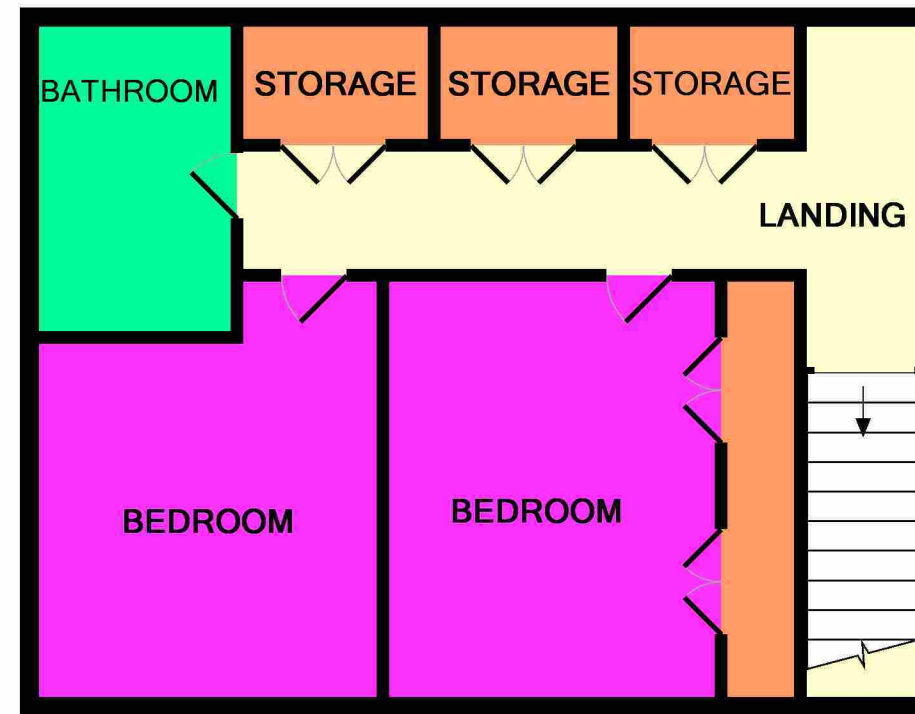
Rear



View



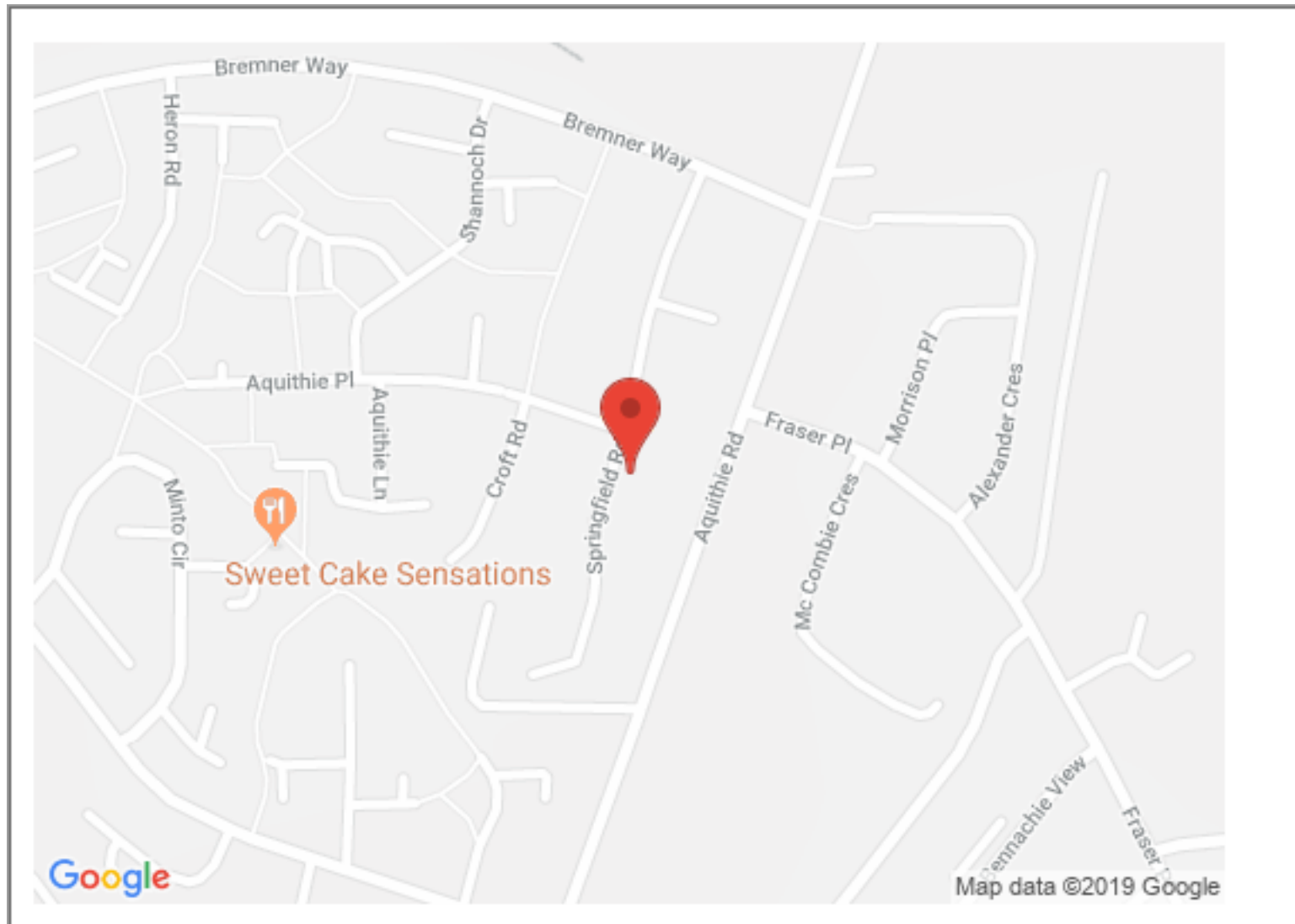
GROUND FLOOR



1ST FLOOR

Floorplan

Property location



Directions

From Inverurie take the B993 to Kemnay, turning right at the sign for Kemnay Quarry. Continue along until you reach the village. Continue along Aquithie Road taking the first turning on the right onto Bremner Way, then take the first left into Springfield Road. Number 25 is situated along here on the left hand side.

Location

Kemnay is a delightful village with its own range of local amenities, primary and secondary schools and an excellent golf club. It is situated approximately four miles from Inverurie which has a wider range of amenities. It is well placed for easy commuting to Aberdeen and also the oil related offices at Westhill, Kingswells, Dyce and Aberdeen Airport.

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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.