



8 Dunnydeer View | Inch | AB52 6HW

Generously Proportioned Five Bedroom Detached Dwellinghouse

Offers Over £275,000

We are delighted to offer for sale this most impressive five bedroom detached dwellinghouse in the ever popular and well established village of Inch. The property offers generously proportioned accommodation throughout which would undoubtedly offer an ideal purchase for a wide range of prospective buyers given its setting along with the versatility and size of rooms available. The property further boasts a most impressive rear landscaped garden which has been very well maintained and cared for, in addition to the large driveway and impressive garage.

The accommodation itself comprises from a welcoming entrance hallway which permits access to the majority of the ground floor accommodation along with the staircase to the first floor. The lounge, being a large and impressive public room, enjoys a pleasant outlook over the front garden is filled with natural light creating a bright and open atmosphere. The room is easily capable of hosting a wide range of furnishings and allows access to the dining room which in turns leads into the kitchen creating a pleasant flow to the property. The dining room itself benefits from a neutral decor and sliding glass doors to the rear allowing further natural light and access to the rear. The kitchen has been fitted with a wide range of base and wall units providing ample storage and work surface space and enjoys a lovely outlook over the impressive rear garden. The utility room is accessed from the kitchen and provides further base and wall units along with space for under counter appliances, an incredibly useful room which also permits access to the rear garden and a storage cupboard.

In addition to this the ground floor also offers three well proportioned double bedrooms, one of which has been utilised as a study presenting the versatility on offer with the room also being the ideal nursery or bedroom. The larger of the three rooms also benefits greatly from an en-suite which has been fitted with a w.c., hand wash basin and enclosed shower cubicle. The main family bathroom is also situated on the ground floor and features a white suite comprising a w.c., hand wash basin, bath and enclosed shower unit.

To the first floor, the property offers a spacious landing which provides access to all accommodation on this level. There are two very well proportioned double bedrooms with both offering extensive fitted storage. In addition to this, there is also a shower room fitted with a w.c., hand wash basin and shower unit.

As perviously mentioned, the external of the property is equally impressive with a large rear garden which has been primarily laid to lawn with a feature pathway leading to the water feature in the centre of the lawn. There is also a sizeable patio area offering the ideal space for outdoor dining and entertaining with a range of mature and colourful shrubbery to the rear against the timber fencing fully enclosing the garden. The garden also boasts a sun house presenting further opportunity to enjoy the outdoor space. The generous driveway to the front leads to the sizeable garage which has been fitted with both power and light and automatic garage door. The front of the property also features an attractive lawn area.

ACCOMMODATION

(Ground Floor)

Lounge
15'0" x 13'5" (4.57m x 4.09m) approx.
Dining Room
10'2" x 9'4" (3.1m x 2.85m) approx.
Kitchen
10'2" x 9'9" (3.1m x 2.97m) approx.
Utility Room
5'3" x 10'4" (1.6m x 3.15m) approx.
Double Bedroom
10'8" x 7'5" (3.25m x 2.26m) approx.
Double Bedroom
10'9" x 11'7" (3.28m x 3.53m) approx.
En-Suite
3'5" x 7'8" (1.04m x 2.34m) approx.
Double Bedroom
12'6" x 10'2" (3.81m x 3.1m) approx.
Bathroom
10'2" x 6'1" (3.1m x 1.85m) approx.

(First Floor)

Double Bedroom
11'7" x 14'5" (3.53m x 4.4m) approx.
Double Bedroom
14'4" x 12'6" (4.37m x 3.81m) approx.
Shower Room
7'6" x 6'2" (2.29m x 1.88m) approx.

Gas Central Heating

Double Glazing

Large Driveway with Garage

Impressive Rear Garden

EPC Band - D



Lounge



Dining Room



Kitchen



Utility Room



Master Bedroom



En-Suite



Double Bedroom



Double Bedroom



Bathroom



Landing



Double Bedroom



Double Bedroom



Garden



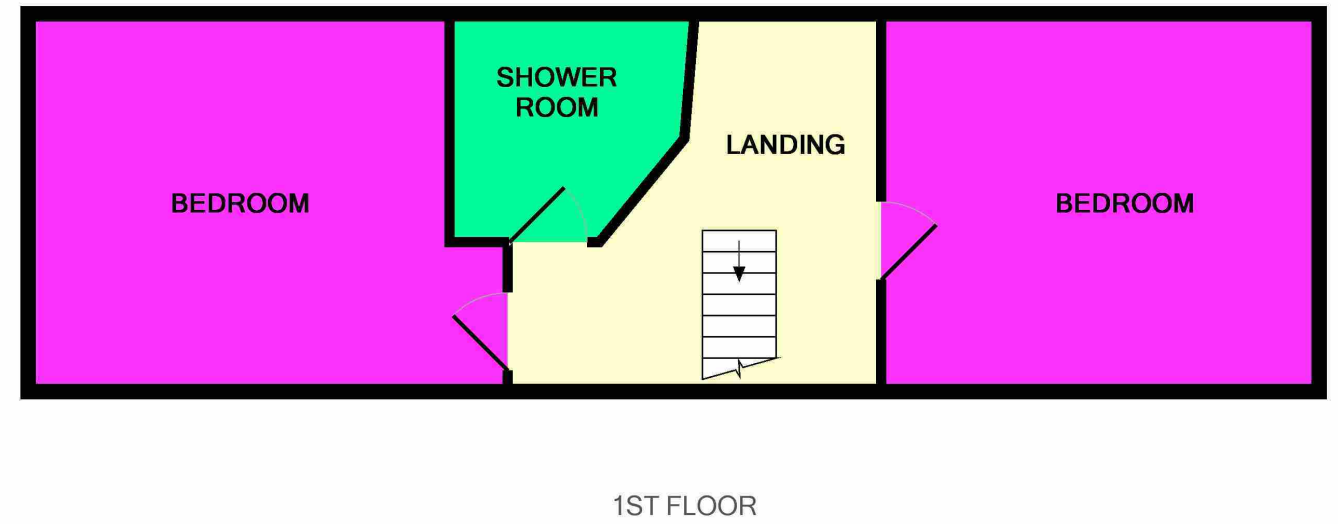
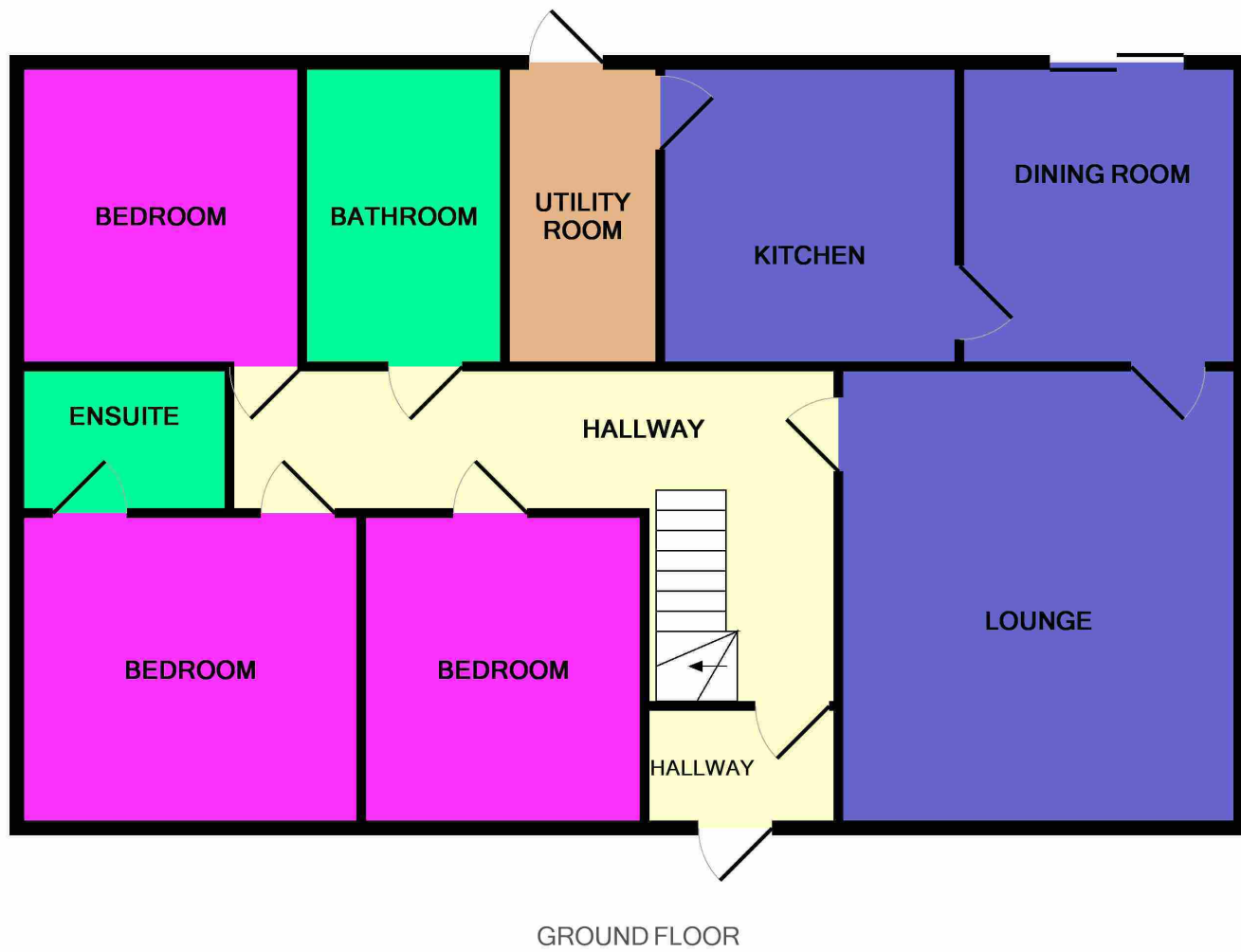
Garden



Garden

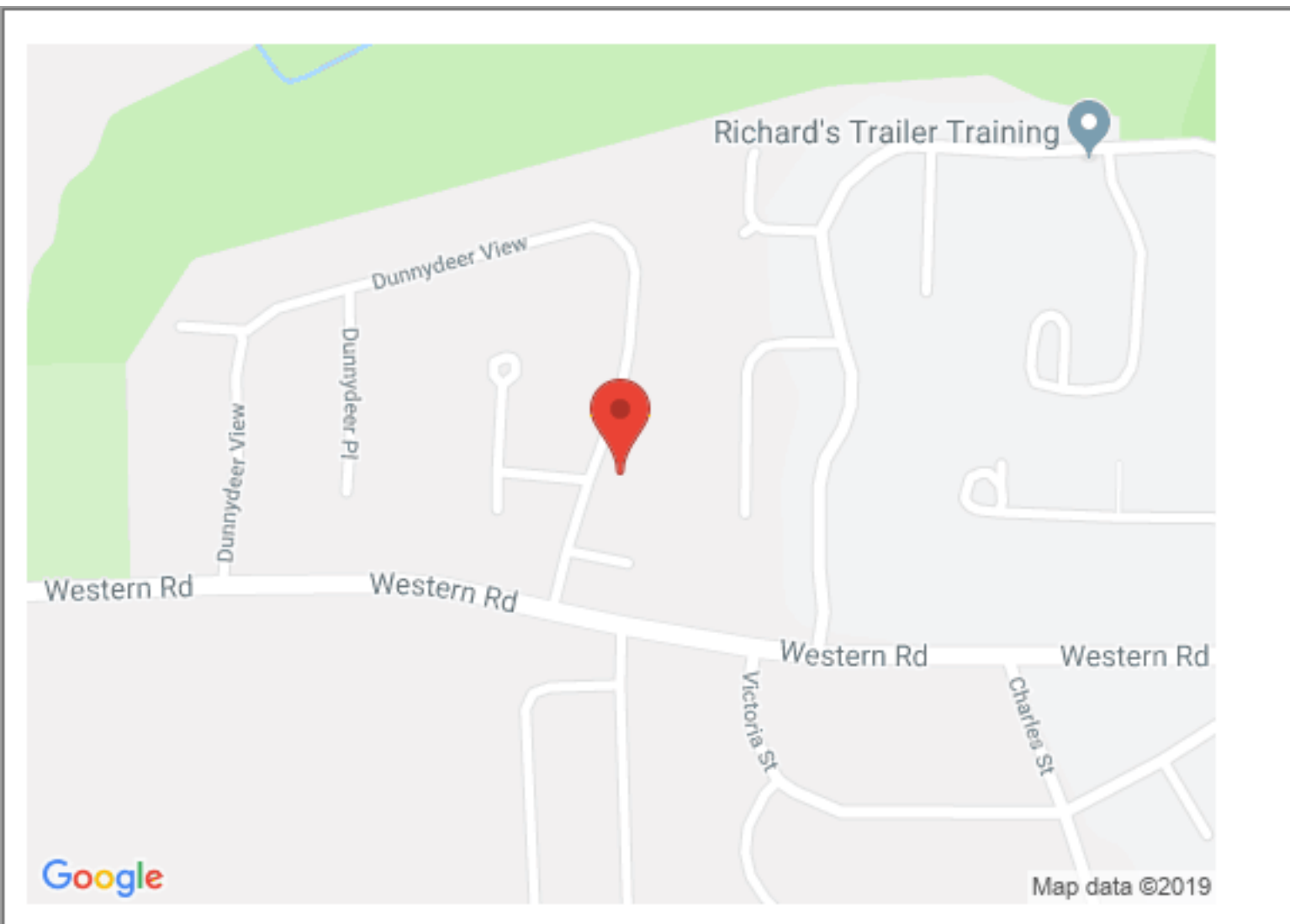


Nearby Location



Floorplan

Property location



Directions: Travelling from Aberdeen on the main A96 road, continue for some time passing the Oyne Fork and taking the left sign posted for Inch. Upon entering Inch, at the Railway Station turn right onto Commercial Street. Continue onwards taking a left into Charles Street, continue to the end and turn left onto Western Road. Take the third road on the right into Dunnydeer View.

Location: Inch is a popular rural town with the benefit of a railway station, allowing excellent commuting to Aberdeen, Huntly, Inverness and Elgin, with the A96 being located a short distance away, access to these areas by car is also convenient. Inch has its own primary school with secondary education at Inverurie or Huntly. Amenities include a cottage hospital, health centre and a variety of shops and hotels. In addition, leisure activities include an 18 hole golf course, the Bennachie Leisure Centre and excellent hill walking on the nearby Bennachie Range.

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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.