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**17 JUBILEE GARDENS, INSCH, AB52 6HA**



**Well Presented Four Bedroomed Detached  
Dwellinghouse with Off-Street Parking**

OFFERS OVER  
**£230,000**



# 17 JUBILEE GARDENS, INSCH, AB52 6HA

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## Accommodation Overview

**Entrance Vestibule, Lounge, Dining Kitchen, Utility Room and Cloakroom/W.C. First Floor: Four Bedrooms and Bathroom.**

Situated within the popular village of Inch, we are delighted to offer for sale this four bedroomed detached dwellinghouse, benefitting from air source heating and full double glazing, this property provides an excellent level of accommodation spanning two floors. The ground floor comprises of a welcoming entrance vestibule leading to the bright and airy lounge with dual aspect windows, well proportioned kitchen fitted with a range of modern cabinets along with a convenient walk-in storage cupboard with shelving. There is a separate utility room which gives access to the cloakroom/w.c. and to the rear garden. On the upper floor there are four bedrooms, two of which benefit from built-in wardrobes and completing the accommodation is the spacious family bathroom, fitted with a three piece white suite including bath with overhead shower. Externally the fully enclosed rear garden is laid to lawn with driveway at the side providing off-street parking. This is an ideal family home, ideally situated in a quiet cul-de-sac and early viewing is highly advisable.



## Entrance Vestibule

A part glazed composite door opens into the vestibule which has a built-in cupboard housing the electricity meter. Fitted carpet and door to lounge.

## Lounge

**6.00m x 4.30m (19'7" x 14'1") approx.**

Bright and spacious room with dual aspect windows to front and rear allowing plentiful natural light. Neutrally presented and complemented with fitted carpet, ample space for soft furnishings and free standing furniture. Staircase to upper level. Smoke alarm. Access to dining kitchen.

## Dining Kitchen

**4.00m x 3.65m (12'0" x 11'1") approx.**

Fitted with cream base units and contrasting work surface with attractive tiled splashback incorporating a 1.5 drainer sink and induction hob with oven below. Free standing American style fridge/freezer included in sale. Space for family dining table and chairs. Walk-in larder cupboard. Window to front. Laminate flooring. Smoke alarm.



## Utility Room

**2.45m x 1.80m (8'0" x 5'9") approx.**

Accessed off the kitchen, this handy room has worktop space with single unit below and space alongside which is plumbed for washing machine. Built-in double cupboard houses the central heating boiler and hot water tank. Part glazed door to rear garden. Access to cloakroom/w.c.

## Cloakroom/W.C.

**2.25m x 0.85m (7'4" x 2'8") approx.**

Fitted with a two piece suite comprising w.c. and wall mounted wash hand basin. Opaque window to rear. Vinyl flooring.

## Upper Landing

The wide carpeted staircase has a large window on the turn filling the landing with natural light. Access to part floored loft space. Smoke alarm.

## Bedroom 1

**3.15m x 2.90m (10'3" x 9'5") approx.**

Neutrally presented with front facing aspect. Built-in double wardrobes provide shelf and hanging space. Fitted carpet.



## Bedroom 2

**3.15m x 2.90m (10'3" x 9'5") approx.**

A delightful room which mirrors bedroom 1 and also has built-in double wardrobes. Window to front. Fitted carpet.

## Bedroom 3

**3.05m x 2.05m (10'0" x 6'7") approx.**

A good sized double room offering ample space for free standing furniture. Pleasant outlook to the rear. Fitted carpet.

## Bedroom 4

**2.65m x 2.40m (8'7" x 7'9") approx.**

Another generous sized bedroom currently used as an arts and crafts room. Neutrally presented and with fitted carpet. Window to front.

## Bathroom

**3.00m x 2.05m (9'8" x 6'7") approx.**

An extremely spacious and stylish room fitted with a three piece suite comprising w.c., wash hand basin with large picture mirror above and tiled bath area with overhead shower and side screen. Ample space for additional bathroom storage. Opaque window to rear. Laminate floor tiles.





## Outside

The fully enclosed rear garden is screened by high level fencing providing privacy. Laid mainly to lawn with paved patio which enjoys the afternoon sun. A gated loc-bloc driveway to the side provides parking for one vehicle and has a gravelled area adjacent with rotary dryer and garden shed.

## Location

Insch is an increasingly popular small town with a railway station and the vastly improved A96 provides excellent commuting to Aberdeen, Huntly, Inverness and Elgin. There is a reputable primary school with secondary education at Inverurie or the Gordon Schools, Huntly. The plentiful amenities include a health centre, a library, a variety of shops including 2 mini supermarkets, a florist and ironmongers to name but a few. In addition, leisure activities include an 18 hole golf course, bowling, the Bennachie Leisure Centre and excellent hillwalking on the nearby Bennachie Range.

## Directions

Follow the A96 north of Inverurie to the Oyne fork taking the left fork for Insch onto the B9002. Upon entering the village take the second opening on the right into Old Mart Road. Continue to the bottom of the street and turn left. Number 17 is a short distance on the right as indicated by our For Sale board.

## Notes

Air source heating. Double glazing. EPC=C. All curtains, blinds, light fittings and American style fridge/freezer are included in the sale.

## Viewing

Please telephone 07825 559228 or the Selling Agent's Inverurie office.

## Office Reference: KJS/NT/Inverurie

WHILST THESE PARTICULARS ARE BELIEVED TO BE CORRECT, THEY ARE NOT GUARANTEED AND ARE NOT TO FORM PART OF ANY CONTRACT OF SALE.



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