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**1 SHUNNERY BRAE, PORT ELPHINSTONE, INVERURIE, AB51 3JE**



**Three Bedroomed End Terraced  
Dwellinghouse with Off-Street Parking**

OFFERS OVER  
**£160,000**



# 1 SHUNNERY BRAE, PORT ELPHINSTONE, INVERURIE

## Three Bedroomed End Terraced Dwellinghouse with Off-Street Parking

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### Accommodation Overview

**Entrance Vestibule, Lounge, Dining Kitchen. First Floor, Three Bedrooms, Bathroom.**

We are delighted to bring to the market this immaculately presented three bedroomed end terraced dwellinghouse with off-street parking. Located in a extremely popular and affordable residential area, close to all local amenities and primary school, the property also benefits from uPVC double glazing and electric heating. The accommodation includes a bright and spacious lounge, which enjoys the morning sunshine through French doors and has a staircase to the upper landing. The well equipped dining kitchen provides a fantastic range of fitted cabinets and gives access to the rear garden. The first floor includes two double bedrooms with built-in wardrobes and a further single bedroom. Completing the accommodation is the stylish bathroom fitted with a three piece suite including shower over the bath. Outside to the front has a driveway for several vehicles and the fully enclosed child and pet friendly rear garden is laid to lawn and enjoys the afternoon sun. This property is in move in condition and is an ideal opportunity for the first time buyer, growing family or buy to let investor, making early viewing highly advisable.



## Entrance Vestibule

A part glazed uPVC door opens into the vestibule which is fitted with laminate flooring and has a Georgian glass panelled door to lounge.

## Lounge

**4.90m x 4.85m (16'1" x 15'9") approx.**

Bright and spacious room neutrally presented and complemented with laminate flooring. French doors overlook the front and open out to the driveway. Staircase to upper level. Smoke alarm. Access to dining kitchen.

## Dining Kitchen

**4.80m x 2.80m (15'7" x 9'2") approx.**

Fitted with an extensive range of base and wall units. Ample worktop space with tiled splashback incorporates a drainer sink with window above overlooking the rear garden. White goods include oven, washing machine, tumble dryer and fridge/freezer which will remain. Large part shelved cupboard houses the hot water tank. Space for dining table and chairs. Part glazed door to rear garden. Laminate flooring. Smoke alarm.

## First Floor

A carpeted staircase leads to the upper landing which has access to loft space.



## Bedroom 1

**3.85m x 2.85m (12'6" x 9'3") approx.**

Good sized double bedroom benefitting from built-in double wardrobes with mirrored sliding doors. Window to front. Neutral décor and fitted carpet.

## Bedroom 2

**3.85m x 2.63m (12'6" x 8'6") approx.**

Overlooking the rear garden, this double room also has built-in double wardrobes providing shelf and hanging space. Neutral décor and fitted carpet.

## Bedroom 3

**2.83m x 2.12m (9'3" x 6'9") approx.**

Another room with rear facing aspect and with fitted carpet.

## Bathroom

**2.18m x 1.90m (9'1" x 6'2") approx.**

Fitted with a white three piece suite comprising w.c., wash hand basin and aqua panelled bath area with overhead shower. Vinyl flooring and opaque window to rear.



## Outside

The front of the property is laid in paving slabs and gravel, and provides parking for several vehicles. The fully enclosed child and pet friendly rear garden which enjoys the afternoon sun is laid to lawn with rotary dryer, two garden sheds and water tap.

## Location

Inverurie is an expanding and prosperous town with excellent road and rail links to the north and south including Aberdeen, Dyce, Huntly and Elgin. There are several primary schools and Inverurie Academy provides secondary education. There is an excellent health centre, cottage hospital, several large supermarkets, a swimming pool and community centre nearby as well as golf, tennis, bowling and hillwalking.

## Directions

From Inverurie proceed along the High Street, over the bridge into Port Elphinstone. Shunnery Brae is the second on the left, and the house is located a short distance down the street on the right hand side as indicated by our For Sale board.



## Notes

Electric heating. uPVC double glazing. EPC=D. All curtains, blinds, light fittings and white goods are included in the sale.

## Viewing

Please telephone 07778 872309 or the Selling Agent's Inverurie office.

## Office Reference: KZS/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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