



**30 , Kingfisher Drive, Inverurie, Aberdeenshire,  
AB51 6AF**

### Property Features

- We are delighted to offer for sale this immaculate four bedroom detached family home with garage. Extended and decorated to a very high standard throughout this property should be viewed to appreciate the quality family living on offer.

### Property Summary

The bright and spacious lounge leads onto the large kitchen/diner on open plan with the superb sun lounge which has French doors opening out to the rear garden. Completing the ground floor accommodation is a useful utility room and cloak/w.c. The first floor of the property houses the four double bedrooms with the master bedroom benefiting from an en suite. Completing the upstairs accommodation is a family bathroom with shower over the bath. The fully enclosed rear garden contains a variety of areas including a lawn with raised beds, paved patio and stone chips. Parking is

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#### **(Ground Floor)**

**Entrance Hall:** 6.55m x 1.44m (21'5" x 4'7") approx. Entered via a decoratively glazed uPVC door, the bright and welcoming hallway provides cloak space and is fitted with grey wood effect flooring. Staircase leading to the first floor. White part glazed wooden doors lead into the:

**Lounge:** 5.15m x 3.15m (16'9" x 10'3") approx. A generous bright lounge with large picture window overlooking the front garden and allowing an abundance of natural daylight. Fitted carpet. Glazed double doors lead into:

**Dining Kitchen and Sun Lounge on Open Plan:** 7.05m x 5.25m (23'1" x 17'2") approx. Well appointed kitchen with grey gloss base and wall units with co-ordinating work surface and tiled splashback. Integrated appliances include double oven and gas hob, fridge, freezer and dishwasher included in the sale. Grey wood effect flooring throughout. Ample space for dining table and chairs. On open plan with the dining area the sun lounge creates the perfect second family room with glazing and French doors onto the rear garden. A fantastic feature in this room is the log burner, set upon a granite hearth and decorative tiled surround.

**Utility Room:** 1.65m x 1.60m (5'4" x 5'2") approx. Accessed from the kitchen, this useful room has space for washing machine and tumble dryer, with wall units providing storage. Grey wood effect flooring, door to w.c. Washing machine and tumble dryer not included in the sale. Glazed external door leads out to the rear garden.

**Cloak W.C.** 1.60m x 1.40m (5'2" x 4'6") approx. Ideal for busy families, this modern cloak has a white w.c. and wash hand basin set within a white gloss vanity unit. Opaque glazed window with side aspect allows natural light.

#### **(First Floor)**

**Upper Landing:** 2.90m x 1.90m (9'5" x 6'2") approx. A carpeted staircase leads up to the first floor which allows access to all rooms. Built-in cupboard housing the hot water tank. Ramsay ladder gives access to a part floored loft space.

**Master Bedroom:** 4.45m x 4.20m (14'6" x 13'8") approx. Generous master bedroom with natural light provided by the two front facing windows. Built-in double wardrobes with sliding doors provide storage. Fitted carpet.

**En Suite:** 1.90m x 1.40m (6'2" x 4'6") approx. Modern en suite with white three piece suite including mains pressure shower, wash hand basin set in a vanity drawer unit. Opaque glazed window with side aspect. Grey wood effect flooring. Heated towel rail.

**Bedroom 2:** 4.40m x 2.70m (14'4" x 8'8") approx. Large double bedroom situated to the front of the property. Fitted cupboard with shelving provides storage. Space for free standing furniture. Fitted carpet. Large wardrobe included in sale.

**Bedroom 3:** 3.75m x 2.70m (12'3" x 8'8") approx. Double bedroom situated to the rear of the property. Fitted carpet. Space for free standing furniture.

**Bedroom 4:** 2.95m x 2.10m (9'7" x 6'9") approx. Situated to the rear of the property and overlooking the back garden, this double bedroom has space for free standing furniture.

**Family Bathroom:** 1.95m x 1.95m (6'4" x 6'4") approx. Lovely modern bathroom with white suite comprising w.c, wash hand basin and mains shower over the bath with aqua panel to walls. Wood effect flooring. Heated towel rail.

**(Outside)**

The front garden is laid to lawn for easy maintenance with parking for two vehicles in front of the single garage. The fully enclosed rear garden contains an assortment of raised lawn sections with raised bedding areas including shrubs and plants. The two paved patios provide the ideal spot for outdoor furniture and dining in the summer months.

**(Other Information)**

Gas central heating. uPVC double glazing. All blinds and floor coverings and two wooden sheds are included in the sale. The date of entry is material and offers subject to survey, subject to finance or subject to the sale of the purchaser's own property will not be considered.

## Map

