



8 Ladeside Road, Port Elphinstone, Inverurie,
Aberdeenshire AB51 3UT

Offers over £140,000

TWO BEDROOM SEMI DETACHED DWELLINGHOUSE IN A QUIET RESIDENTIAL STREET IN
PORT ELPHINSTONE, WITHIN AN EASY COMMUTE OF THE CITY

Stronachs

8 Ladeside Road, Port Elphinstone, Inverurie, Aberdeenshire AB51 3UT

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Viewing: Contact Selling Agents on 01224 626100

We are pleased to offer for sale this TWO BEDROOM SEMI DETACHED FAMILY HOME, set in a quiet residential street. With easily maintained gardens to both front and rear, this is a lovely property ideal for a first time buyer or small family. With electric storage heating and full double glazing, the accommodation comprises, on the ground floor: Entrance Vestibule with carpeted stairs up; spacious Lounge; modern Kitchen to rear; Rear Hall and Store. There are two Double Bedrooms on the upper floor; and Shower Room. There is off street parking to the side, leading to Single Garage.

The property is located in the quiet residential area of Port Elphinstone, just minutes' walk into the market town of Inverurie with its many amenities on offer. The town has an excellent range of shopping facilities and has many restaurants available too. There are several Primary schools and Inverurie Academy provides secondary education in the new Inverurie Campus which also includes a new swimming pool and community facilities. There is an excellent health centre and several large supermarkets nearby as well as golf, tennis, bowling, and hillwalking.

Regular bus and train services to Aberdeen also mean that Inverurie is within easy commuting distance of the city, being only 16 miles away. The Industrial Estates and offices to the west of the city together with Aberdeen Airport can be reached without entering the city centre.

ENTRANCE VESTIBULE

Accessed via upvc door to front, there is a matwell and carpeted staircase leading to the upper floor accommodation. Cupboard housing utility meters. Wall mounted coathooks. Storage heater. Ceiling light fitting. Georgian style glazed door to Lounge.

LOUNGE 13' 5" X 12' 7" (4.09M X 3.84M)



Good-sized Lounge with picture window to front, and Georgian style glazed door to Kitchen. Recesses flank either side of the chimney breast. Ceiling light fitting and storage heater. Smoke alarm. Television point.

KITCHEN 12' 2" X 8' 5" (3.71M X 2.57M)



Fitted with a modern range of wall and base units, with complementing work surfaces and splashback. Inset sink and drainer below window to rear. Space for washing machine, cooker and fridge. Space for dining table and chairs. Door to rear Hall, with access to rear garden. There is also a generous store cupboard with coat hooks and shelving.

UPPER FLOOR



Carpeted stairs lead from the Vestibule to the upper floor landing, with a window to side allowing natural light. Ceiling light fitting, storage heater and hatch to Loft space (with Ramsay ladder access). Ceiling light fitting and smoke alarm.

BEDROOM 1 10' 8" X 10' 5" (3.25M X 3.17M)



Large Double Bedroom with picture window to front allowing natural light and benefitting from wall to wall wardrobes with sliding mirrored doors allowing excellent hanging and shelf storage, with double hanging rail. Further airing cupboard over the stairs. Ceiling light fitting and television point. Storage heater.

BEDROOM 2 12' 0" X 9' 2" (3.66M X 2.79M)



Second Double Bedroom with a rear aspect overlooking the garden. Double wardrobe with sliding mirrored doors allowing hanging and shelf storage. Ceiling light fitting and storage heater.

SHOWER ROOM 6' 4" X 5' 6" (1.93M X 1.68M)



Fitted with a three piece suite comprising wash hand basin, toilet pedestal and shower cabinet. Ceiling light fitting and vertical ladder style radiator. Window to rear.

EXTERNAL



There gardens to both front and rear of the property are designed with minimum maintenance required, laid with slabs and gravel. A driveway to the side allows off street parking and leads to Single Garage. The rear garden is a sun trap with large patio area and raised gravel area to the end, with greenhouse which is included.

Rotary clothes drier and outside water tap.

SINGLE GARAGE 19' 2" X 8' 9" (5.84M X 2.67M)

Large Single Garage with remotely operated up and over door to front, and pedestrian door to side. Window to rear allowing natural light. There is power and light, and storage within the rafters.

EXTRAS

All carpets, curtains, blinds and light fittings are included in the sale, together with the white goods in the Kitchen, the usual fixtures and fittings in the Shower Room, the greenhouse and rotary clothes drier in the garden.

COUNCIL TAX BAND - B

EPC BANDING - F



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