Wyness Way Kintore, Inverurie AB15 OSW

19





19 Wyness Way is an executive, four bedroom detached home with double garage, driveway, gardens and unspoilt views towards Rollo Mire and Torryburn Woods situated in the desirable Town of Kintore. This rarely available property is presented to the market in immaculate condition and early viewing is required to appreciate the space, light and quality of interior on offer.

The accommodation comprises:

•Welcoming entrance hall

•WC with wall hung basin and toilet. Modern tiling. Heated towel rail.

- •Dual aspect sitting room with box bay window and feature fireplace
- •Shaker Style dining kitchen with French windows to garden. Integrated oven, grill, gas hob. Door to:
- •Utility room with space for freestanding appliances. Door to side access.

•Dining room with French doors to rear garden.

•Galleried landing with window to front

•Principal bedroom with built in wardrobes and en-suite shower room.

- •Bedroom two with built in wardrobes. Door to Jack and Jill bathroom.
- •Family bathroom with jacuzzi bath, shower enclosure, vanity sink and toilet.

•Bedroom three with built in wardrobes.

•Bedroom 4 which could also be utilised as a study.

•Fully enclosed garden, largely laid to lawn with mature trees, planting and summer house.

•High quality fixtures, fittings, flooring and window coverings.

•Pleasant open views to front.

•Conveniently located for a range of amenities and schooling.

Viewing by Appointment On 0131 556 2993



























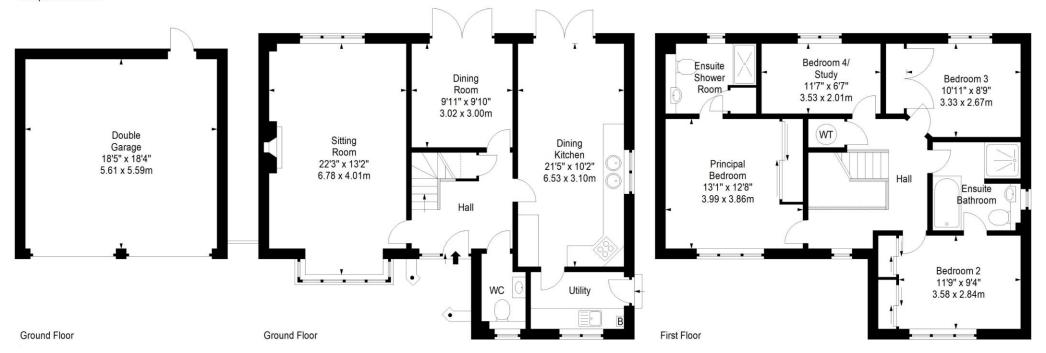




Wyness Way, Kintore, Inverurie, Aberdeenshire, AB51 0SW



Approx. Gross Internal Area 1595 Sq Ft - 148.18 Sq M Garage Approx. Gross Internal Area 348 Sq Ft - 32.33 Sq M For identification only. Not to scale. © SquareFoot 2025



× × × × × ×







Location:

Kintore is a popular, busy local village located to the north of the city of Aberdeen and is particularly popular with families. There are two primary schools and the village is well served by local shops and services and is within easy commuting distance of Aberdeen and Dyce by car, rail and bus. Inverurie is the nearest town and offers a good variety of shopping facilities including a M&S Simply Food plus availability of good sporting amenities. Kintore station has rail links to Aberdeen and Inverness. The property itself lies within the catchment area of Kintore Primary School with secondary education at Kemnay Academy.

Directions:

From Aberdeen travelling on the A96 towards Inverurie, take the third exit at the first roundabout signposted for Kintore, follow this road into the village turning left onto Gauchhill Road. Follow this road to the roundabout and take the second exit into Hallforest Avenue. Continue straight ahead and the cul de sac, Wyness Way is the 2nd road on the right. No 19 is on the right hand side towards the end of the road.

Extras:

All fitted flooring, window coverings and integrated appliances are included in the sale. Other items may be available by separate negotiation.

CONNELL & CONNELL WS SOLICITORS AND ESTATE AGENTS

Connell & Connell WS 10 Dublin Street Edinburgh, BH1 3PR Tel: 0131 556 2993 Fax: 0131 557 5542 property@connellws.co.uk * Please contact us for a free consultation or valuation

Connell & Connell are a traditional firm of family solicitors established in 1924 and dealing with all $\frac{1}{2}$ aspects of General Practice.



EPC Band- C

Council Tax Band- F

Development Factor- Greenbelt Company