



2 Westfield Avenue, Inverurie

Inverurie

In Excess of £172,000

2 Westfield Avenue

Inverurie, Inverurie

EXCEPTIONAL TWO BEDROOMED HOME ON SIZABLE CORNER PLOT.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D







Vestibule

5' 1" x 3' 3" (1.54m x 1.00m)

Entered via the partially glazed external door with leaded glass, room for outwear storage and wood effect flooring with a mat well. The partially glazed door give access to the hallway.

Hallway

9' 10" x 3' 3" (3.00m x 1.00m)

A light and airy hallway with access to the loft via a Ramsay ladder, fresh white decor with a wood effect flooring, and the boiler is located here.

Lounge

15' 2" x 11' 5" (4.63m x 3.47m)

Spacious reception room with a large window to the front allowing ample daylight to stream in. Wall mounted electric fire with a slate hearth and fitted storage cupboards, freshly painted and finished in a wood effect flooring.

Kitchen

10' 2" x 6' 8" (3.10m x 2.03m)

Fitted with soft grey wood grain wall and base units, stainless steel sink and drainer finished off with a contrasting work surface. Integrated appliances include a Hotpoint oven with a Zanussi hob, washing machine and space for a free standing fridge freezer. There is partial pale stone effect splash back tiling, grey wood effect flooring and the leaded partially glazed door gives access to the rear garden.

Bedroom 1

11' 3" x 10' 6" (3.42m x 3.21m)

A good sized double room at the front of the property which has been freshly decorated and finished with a fitted neutral carpet.

Bedroom 2

10' 10" x 10' 6" (3.31m x 3.21m)

Another double room with views of the rear garden with fresh white decor and fully carpeted.

Shower Room

6' 9" x 5' 10" (2.06m x 1.77m)



REAR GARDEN

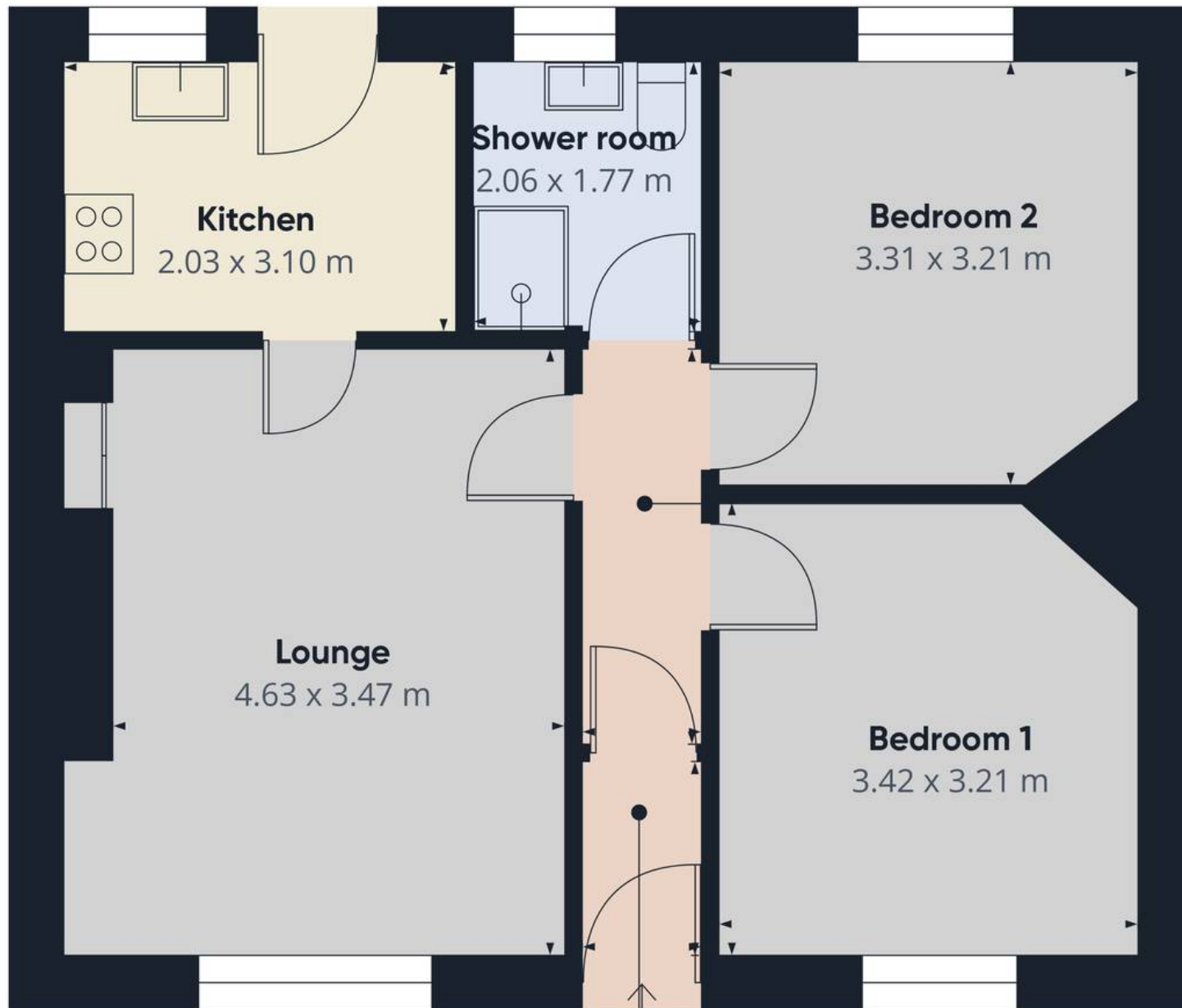
The large wrap around garden consists of mature lawn to the rear of the property along with a large area of patio ideal for alfresco dining, further lawn to the front and large area of garden to the side with lawn and mature shrubs. There is the possibility with the required permissions to extend the property or construct a garage.

OFF STREET

2 Parking Spaces

There is off street parking for two vehicles.





Approximate total area⁽¹⁾
54.18 m²

Hallway
3.00 x 1.00 m

Vestibule
1.54 x 1.00 m

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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