



Richmond, Kingsfield Road,  
Kintore, Inverurie, AB51 0UD



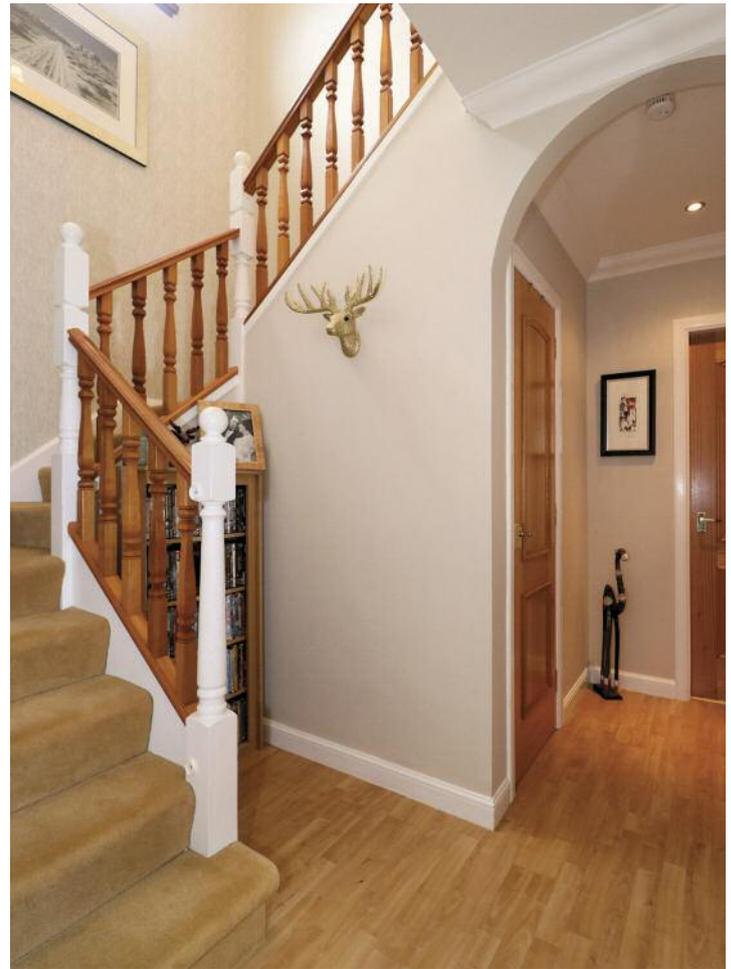
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Storage and light is not a problem in this home, it has so much to give with its flexible living, well thought out layout that would suit anyone's needs. The spacious property benefits from a bedroom and shower room on the ground floor perfect for accommodating any extra guests. The fabulous hallway offers extra storage along with its quirky features, including a high ceiling, arched walk way and feature banister. The loft is partially floored with Ramsey ladder, power and light.

Externally to the front the loc block driveway leads to the single garage which is fitted with power, water tap, light and remote controlled electric garage door. The rear garden has been recently landscaped and is fully enclosed perfect for pets and children. Mainly laid to lawn with patio area this garden is a sun trap and perfect for outdoor entertaining.

Included within the sale will be all carpets, floorcoverings, blinds, light fittings and shades.

Early viewing is highly recommended to fully appreciate the high standard of accommodation on offer.

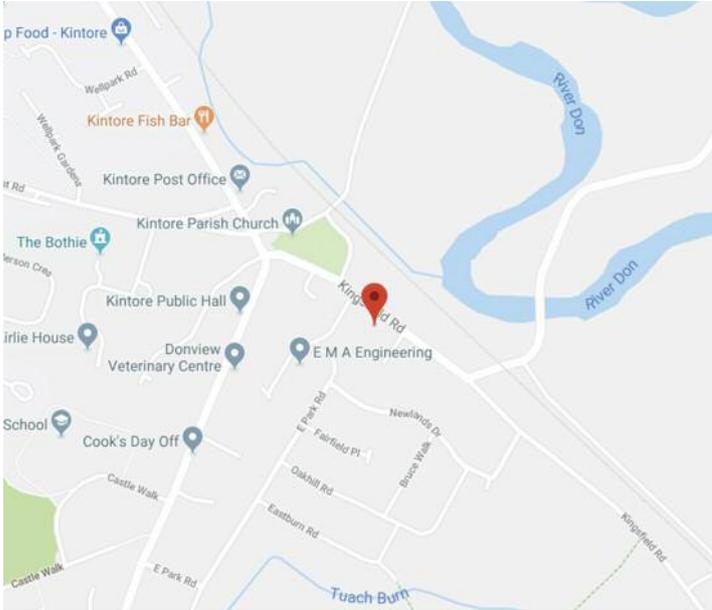








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Kintore is a thriving village located to the north of the Aberdeen and is particularly popular with families, within close proximity and an easy commute to the Westhill and Kingswells.

### Directions

Travelling from Inverurie, take the main A96 towards Aberdeen. Take the first slip road signposted Kintore and at the roundabout turn left into Kintore. Continue into the village and follow along taking a left just after 'The Square' onto Kingsfield Road. The property is located on the right hand side and clearly identified by our 'For Sale' sign.

### Area Description

Kintore is a thriving village located to the north of the Aberdeen and is particularly popular with families, within close proximity and an easy commute to the new industrial units at Westhill and Kingswells together with direct access to the main A96. There is also the prospect of the Kintore Railway Station opening in 2020 to ease the commute. There is a wide range of local amenities including shops, post office, library and hotel. The village also enjoys an 18 hole golf course with clubhouse. There is an excellent primary school whilst secondary education is catered for at nearby Kemnay or Inverurie.



Ground floor

First floor

## Ground floor

Entrance Vestibule	2.829m x 1.545m	(9'3" x 5'1")
Hall	5.261m x 3.131m	(17'3" x 10'3")
Lounge	6.328m x 4.027m	(20'9" x 13'3")
Shower Room	2.051m x 1.891m	(6'9" x 6'2")
Family Room/ Bedroom	3.651m x 3.521m	(12' x 11'7")
Dining Kitchen	4.712m x 3.647m	(15'6" x 12')

## Second floor

Landing	3.534m x 2.578m	(11'7" x 8'5")
Bedroom	4.311m x 3.265m	(14'2" x 10'9")
Bathroom	2.577m x 2.541m	(8'5" x 8'4")
Bedroom	4.260m x 3.923m	(14' x 12'10")

## Outside

Garage:	7.829m x 2.911m	(25'8" x 9'7")
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### Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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For more information or to register  
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### Agent's Note

**These property details** are set out as a general outline only and do not constitute any part of an Offer or Contract. **Any services**, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. **Fixtures & fittings.** All fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded. **Photographs:** Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

