

8 MARKET SQUARE

INSCH



Galbraith

8 MARKET SQUARE, INSCH

Charming end terraced 2 bedroom dwelling house in the popular village of Insch.

Inverurie 11 miles ■ Aberdeen 28 miles

Aberdeen Airport 22 miles

- 1 reception room. 2 bedrooms
- Contemporary fitted kitchen
- Modern condition throughout
- Shared gardens & driveway
- Walking distance of amenities



Galbraith

Aberdeen
01224 860710
aberdeen@galbraithgroup.com

 OnTheMarket.com

SITUATION

Insch is an increasingly popular small residential town with a railway station taking you both North & South into the City, and the A96 provides excellent commuting to Aberdeen, Inverurie, Huntly and Elgin. There are local nurseries and primary schools, with secondary education at Inverurie or Gordon Schools, Huntly. Amenities include a cottage hospital, health centre, a variety of shops and a library. Leisure activities include an 18 hole golf course, the Bennachie Leisure Centre and excellent hillwalking on the nearby Bennachie Range.

Aberdeen is some 28 miles, and provides all the leisure, recreational and entertainment facilities expected from the oil capital of Europe. It also provides good transport links with a mainline railway station and is host to an airport providing both domestic and international flights.

DESCRIPTION

8 Market Square is a charming end terraced property in the heart of the village of Insch and within walking distance of all the local amenities. Forming part of a traditional terrace, this property has a westerly aspect and has been modernised and upgraded over recent times. The accommodation comprises a vestibule, entrance hall, spacious lounge overlooking the front garden and a modern dining kitchen with an outlook to both the front and rear. Upstairs there is the main double bedroom with built in wardrobes, a further double bedroom and contemporary bathroom with bath and overhead shower. There is communal gardens & drying green to the rear, together with allocated outbuildings.

ACCOMMODATION

Ground Floor: Vestibule, entrance hall, lounge & dining kitchen.

First Floor: Bedroom 1, bedroom 2 and bathroom.

GARDEN

Shared garden & drying green to the rear. Shared driveway for off street parking.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Heating	Council Tax	EPC
8 Market Square	Mains	Mains	Mains	Electric	Band B	E

DIRECTIONS

From Inverurie take the A96 northwards for approximately seven miles, turning left at the Oyne Fork onto the B9002. Continue along the B9002 until you reach the village of Insch and turn right onto the High Street. Continue straight ahead onto Market Street. The property is on the right hand side as indicated by our for sale sign.

POST CODE

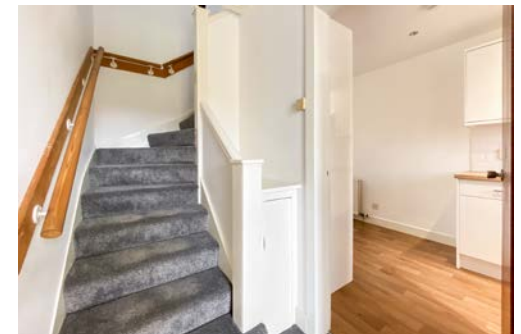
AB52 6LD

WHAT3WORDS

To find this property location to within 3 meters, download and use What3Words and enter the following 3 words: ///mocking.panel.bandaged

VIEWINGS

Strictly by appointment with the Selling Agents. Viewing appointments will be arranged subject to Government legislation regarding COVID-19 and social distancing measures will be adhered to at all times.



ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either:

- originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes.

Failure to provide this information may result in an offer not being considered

MORTGAGE FINANCE

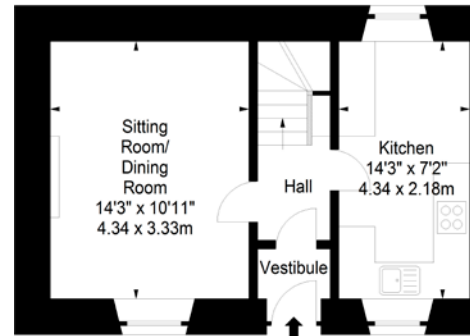
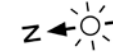
Galbraith has an alliance with FOX Private Finance, a brokerage with a bespoke approach to funding. Through their relationships with retail, commercial and private banks they can assist with securing a mortgage to suit your circumstances. For further information please contact Matthew Griffiths, based in their Edinburgh office, on 0131 510 9251 Email: mg@foxprivatefinance.com

IMPORTANT NOTES

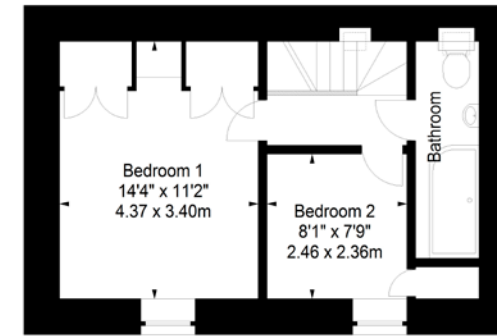
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property, together with proof of funding and Identification. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. Photographs taken in March 2021.

Market Square,
Insch,
Aberdeenshire, AB52 6LD

Approx. Gross Internal Area
669 Sq Ft - 62.15 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor

