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FLAT 3, 75 HIGH STREET, INVERURIE, AB51 3QJ



**Attractively Presented Three Bedroomed
Top Floor Flat with Garden**

**OFFERS OVER
£120,000**

Accommodation Overview

Communal Entrance Hall and Staircase, Entrance Hall, Lounge, Dining Kitchen, Three Bedrooms and Bathroom. Exclusive Garden. Communal Parking.

Centrally located and within easy walking distance of the shops, amenities and the railway station, this extremely spacious three bedrooomed top floor flat enjoys an extremely sunny aspect with lovely views, gas central heating and uPVC double glazing. The communal hall, and staircase, with carpeting, leads to the top floor with large landing window and velux filling the area with natural light. The entrance hall, with new front door, gives access to the lounge which looks out to countryside views over the town and the large south facing fully fitted dining kitchen provides space for a table and chairs. There are three bedrooms one with a built-in wardrobe and all enjoying lovely views. The bright bathroom, with high gloss floor tiles, includes a white suite and over bath shower. Outside, there is ample off-street parking nearby. The exclusive south facing gardens which are laid to lawn, include an exclusive paved patio and an area laid to bark ideal as a children's play area. Communal drying area. Viewing recommended.



Communal Hall and Staircase

A security entrance door with keypad leads into the carpeted hallway which has a door to the rear garden and a carpeted staircase to each floor. There are large landing windows and the top landing includes a velux and a deep silled window which fills the area with natural light.

Entrance Hall

4.00m (13'8") approx. in length

The recently replaced front door leads into this long hallway with attractive wood effect laminate flooring and recessed shelving with a meter and fuse box. A hatch with a drop down ladder gives access to the fully floored loft space with light. Smoke alarm.

Lounge

3.80m x 3.80m (12'5" x 12'5") approx.

Enjoying far reaching countryside views through the large uPVC window, this tranquil and tasteful lounge, with painted feature wall, will include the wiring and fitments for the wall mounted TV which is included in the sale. Pendant lighting.



Dining Kitchen

4.00m x 3.80m (13'2" x 12'5") approx.

Light, bright and spacious south facing dining kitchen which provides space for a large table and chairs. There are cabinets at high and low levels, light beech work surfaces with attractive tiling and will include the gas hob, stainless steel hood, oven and integral fridge/freezer along with the dishwasher and washer/dryer. The stainless steel sink is below the large studio style window looking out over the town. Attractive ceramic floor tiling. Bracket and power point along with an aerial for the wall mounted TV which is included and sits against the feature decorative wall. Central heating boiler. Georgian style door to the hall.

Master Bedroom

3.80m x 2.70m (12'5" x 9'1") approx.

This lovely room with luxurious carpeting, looks out over the rooftops to some countryside views and includes triple sliding mirror door wardrobe accommodation including an abundance of hanging and shelving space. The wall shelving will be included.

Bedroom 2

3.80m x 2.30m (12'6" x 7'6") approx.

This attractive double bedroom looks out over the gardens at the rear to open views of the town and beyond. Recently replaced carpeting. TV and telephone points.



Bedroom 3

2.50m x 2.50m (8'3" x 8'3") approx.

Bright bedroom with large window to the front which enjoys the far reaching views over the rooftops. There is bright décor and attractive vinyl flooring.

Bathroom

2.90m x 1.39m (9'8" x 4'5") approx.

With attractive high gloss floor tiles, this extremely light and bright bathroom includes the wash hand basin in a recess with vanity units, fixed mirror and shaver point above. The w.c. is below the window and adjacent to the bath which is attractively tiled to ceiling height with a mains shower and screen. Extractor fan.

Gardens

There are south facing gardens laid mainly to lawn at the rear. The exclusive garden includes tall fencing, areas laid to bark, a paved patio ideal for summer entertaining and a play area. A small area includes the cement patio which is also exclusive to this property. There is a shed space in the property next door. The communal drying area is at the bottom of the garden.



Location

Inverurie is an expanding and prosperous town with excellent road and rail links to the north and south including Aberdeen, Dyce, Huntly and Elgin. There are several primary schools and Inverurie Academy provides secondary education. There is an excellent health centre, cottage hospital, several large supermarkets, a swimming pool and community centre nearby as well as golf, tennis, bowling and hillwalking.

Directions

The property is towards the end of the High Street on the right hand side above the hairdressers.

Notes

Gas central heating. uPVC double glazing. EPC=D. All carpets, curtains, blinds, light fittings, the gas hob, stainless steel hood, the oven, slim line dishwasher, washer/dryer and integral fridge/freezer will be included. The wall mounted TV's in the kitchen and lounge will also be included.

Viewing

Please telephone the Selling Agent's Inverurie office.

Office Reference: INV/NT/Inverurie

WHILST THESE PARTICULARS ARE BELIEVED TO BE CORRECT, THEY ARE NOT GUARANTEED AND ARE NOT TO FORM PART OF ANY CONTRACT OF SALE.



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