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FLAT 2, PROVOST SMITH COURT, INVERURIE, AB51 3XY



**Immaculate Two Bed First Floor Flat with
Garage**

OFFERS OVER
£125,000

Accommodation Overview

Entrance Hall, Dining Kitchen, Two Double Bedrooms, Shower Room. Single Garage.

We are pleased to be offering for sale this immaculate two bedroomed first floor flat with garage ideally situated to the town centre with all its amenities. The property has been beautifully maintained by the current owner and is in move in condition and would be an ideal opportunity for the first time buyer or buy to let investment. Benefiting from gas central heating and uPVC double glazing the flat has been finished to a high standard by the owners to include an upgraded kitchen and shower room. The accommodation comprises of a entrance hall with staircase leading to the upper landing which has built in storage. The bright and spacious lounge has double windows to the front and the modern kitchen which is equipped with integrated appliances over looks the rear. The master bedroom also overlooks the front and has fitted wardrobes and further walk-in shelved cupboard. There is a further double bedroom at the rear and a contemporary shower room completes the accommodation. Adjacent to the property is a single garage with drying area at the rear. Viewing is highly recommended to appreciate the location and the accommodation on offer.



Entrance Vestibule

A part glazed uPVC door with glazed pattern inset gives entry to the vestibule which is fitted with coir carpeting and Georgian glass panelled door to hallway.

Hallway

A carpeted staircase leads to the upper landing which has a high level velux window allowing natural daylight. A built-in part shelved cupboard provides handy storage. Access to floored loft space via a Ramsay ladder. Smoke alarm.

Lounge

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

With views to the front through two large windows dressed with attractive roller blinds. Ample space for freestanding furniture, neutrally presented and complimented with fitted carpet. Smoke alarm.

Kitchen

3.50m x 3.50m (11'5" x 11'5") approx.

Flooded with natural light through two deep silled windows to the rear this room is fitted with an extensive range of high gloss modern base and wall units, generous runs of contrasting work surface with matching splashback incorporate a four ring gas hob and 1.5 composite drainer sink. Integrated appliances include fridge/freezer, microwave and oven. Freestanding washing machine and tumble dryer will remain. Space for small dining table and chairs. Central heating boiler is located here. Laminate flooring. Carbon monoxide alarm.

Bedroom 1

3.80 x 3.20m (12'5" x 10'5") approx.

A well proportioned room benefiting from built-in double wardrobes and further walk-in shelved cupboard equipped with light. Presented in neutral décor with co-ordinating carpet. Window to front.

Bedroom 2

2.80m x 2.50m (9'2" x 8'2") approx.

This versatile room could be used for a home office but could easily accommodate a double bed. Neutrally presented and with fitted carpet. Window to rear.

Shower Room

2.30m x 1.50m (7'5" x 4'9") approx.

This elegant and fully tiled shower room is fitted with a three piece suite comprising w.c. and wash hand basin set within a high gloss vanity unit with contrasting work surface. A separate enclosure with aqua panel to walls has dual shower heads and sliding screen door. Central heating towel rail. Laminate flooring. Opaque window to rear.



Outside

The single garage lays adjacent to the property and is equipped with electricity, light and up and over door. Drying area at the rear. Additional residents' parking.

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

From the centre of Inverurie continue on High Street towards Port Elphinstone, turn right immediately after the Kintore Trophy Centre into Provost Smith Court and the flat is the first on the right as indicated by our for sale poster.

Notes

Gas central heating. uPVC double glazing. EPC=C. All curtains, blinds, light fittings and white goods are included in the sale.

Viewing

Please telephone 07979 031257 or Selling Agent's Inverurie Office.

Office Reference: KJS/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.



For FREE independent mortgage advice, contact our Financial Services Department on 01224 332400

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