

**Raeburn
Christie
Clark &
Wallace**

for life & business

Aberdeen

399 Union Street
AB11 6BX
Tel 01224 56 46 36

Banchory

75 High Street
AB31 5TJ
Tel 01330 82 29 31

Ellon

7 The Square
AB41 9JB
Tel 01358 72 07 77

Inverurie

6 North Street
AB51 4QR
Tel 01467 62 93 00

Stonehaven

1 Market Buildings
AB39 2BY
Tel 01569 76 29 47

E-mail:

property@raeburns.co.uk

www.raeburns.co.uk

20 HAYS COURT, COMMERCIAL ROAD, INVERURIE, AB51 3TN



One Bedroomed First Floor Apartment

OFFERS OVER
£155,000

Accommodation Overview

Entrance Hall, Lounge, Kitchen, Bedroom, Bathroom.

We are delighted to offer for sale this bright and spacious one bedroom first floor apartment within the modern and immaculately maintained McCarthy and Stone Retirement Complex. The property offers private accommodation whilst having all the benefits of a resident manager Monday to Friday and communal facilities which include a residents' lounge with regular entertainment, kitchen, laundry room with washing, drying and ironing facilities and refuse room. The property benefits from double glazing and electric heating. The accommodation includes a spacious lounge and dining area with French doors to a Juliet balcony, kitchen with integrated appliances, bathroom with three piece suite and generous sized bedroom with ample storage facilities. There is a security entrance system and all rooms are equipped with suspended emergency response connectors. A lift is conveniently located in the ground floor corridor. This is an ideal purchase for the elderly single person or couple seeking the opportunity to reside in an independent residential facility, whilst having all the benefits of communal facilities in a retirement complex and viewing is highly recommended.



Entrance Hall

2.80m x 1.20m (9'2" x 3'9") approx.

The entrance door with security entrance system leads into the spacious hallway which has a large walk-in cupboard containing shelving, fuse box and the central heating boiler. Access is given to the lounge and dining area, double bedroom and shower room. Fitted carpet. Smoke alarm.

Lounge

5.30m x 3.10m (17'4" x 10'2") approx.

Generously proportioned bright and airy lounge offering ample space for freestanding furniture. Presented in neutral tones and complemented with fitted carpet. French doors in the dining area open to a Juliet balcony from which one can enjoy a lovely outlook over the beautifully landscaped communal gardens to the side.



Kitchen

2.20m x 2.10m (7'2" x 6'9") approx.

Well equipped kitchen with a good range of beech effect base and wall units with co-ordinating work surfaces and tiled splashback incorporating a ceramic hob and stainless steel drainer sink with window above to side. Integrated appliances include freezer, fridge and eye level oven. Vinyl flooring. Smoke alarm.

Bedroom

4.00m x 2.60m (13'1" x 8'5") approx.

Double bedroom with a pleasant outlook over the landscaped gardens and seating area. Generous storage provided by double wardrobes with shelving, hanging space and folding mirrored doors. Ample space for additional freestanding bedroom furniture. Fitted carpet.



Bathroom

2.10m x 1.70m (6'9" x 5'6") approx.

Spacious and fully tiled room fitted with a three piece suite comprising w.c., wash hand basin set within a vanity storage unit and bath with overhead shower and side screen. Vinyl flooring.

Outside

The development benefits from mature and immaculately landscaped garden grounds which surround the complex with a pleasant sheltered patio seating area at the rear. Residents' and guests parking is to the front of the main building.





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.

Notes

Electric heating and uPVC double glazing. EPC=B. All curtains, blinds and light fittings are included. A service charge is currently set at £1786.00 per annum, paid in two instalments every six months and includes buildings insurance, communal laundry facilities, communal electricity, cleaning and general maintenance of the common areas and facilities, the grounds and garden maintenance, window cleaning both inside and out along with the 24 hour on call service.

Directions

From Inverurie town centre proceed along the High Street towards Aberdeen. At the set of traffic lights beyond St Marys Episcopal Church, turn left into Commercial Road. Continue to the bottom of the road and Hays Court is located on the left hand side.

Viewing

Please telephone the 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

Raeburn Christie Clark & Wallace LLP is a limited liability partnership registered in Scotland Reg No. SO306741. Registered Office: 12-16 Albyn Place, Aberdeen AB10 1PS
Raeburn Christie Clark & Wallace is the trading name of Raeburn Christie Clark & Wallace LLP. VAT registration number 265 3224 69