

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

50 HIGH STREET, INVERURIE, AB51 3XS



**Three Bedroomed Semi Detached
Dwellinghouse**

OFFERS OVER
£200,000

50 HIGH STREET, INVERURIE, AB51 3XS

Three Bedroomed Semi Detached Dwellinghouse

OFFERS OVER £200,000

Accommodation Overview

Entrance Hallway, Lounge, Dining Kitchen, Utility Room and Cloaks/W.C. Upper Landing: Three Bedrooms and Shower Room.

Situated close to the town centre, this beautifully presented three bedroomed semi detached dwellinghouse provides superb family accommodation and is within easy walking distance of local amenities. The property has many striking features including high ceilings, deep period skirtings and Victorian cornice arch. Benefitting from double glazing and gas central heating, the spacious accommodation comprises of an entrance hallway which has been freshly decorated and gives access to the bright lounge which has also been tastefully decorated and has an open fire. The dining kitchen at the rear has been cleverly reconfigured to accommodate extra units and enable space for a large dining table and chairs. Off the kitchen is a utility room with access to a cloaks/w.c and door to rear garden. On the upper floor are two generous sized double rooms offering ample space for free standing furniture, single bedroom and a contemporary shower room. The fully enclosed garden to the rear of the property has been mainly laid to lawn with a paved patio area and mature well stocked flower borders. Viewing is genuinely recommended to appreciate the ideal central location and accommodation on offer.



Entrance Hall

An opaque glazed door opens into the bright hall which is fitted with coir carpet entrance and laminate flooring. A traditional curved staircase leads to the upper landing. Smoke alarm.

Lounge

4.00m x 3.93m (13'2" x 12'9") approx.

Presented in clean neutral décor, this warm and inviting room has an open fire with feature alcove adjacent with shelving and built-in storage cupboard. Window to front is fitted with shutters. Fitted carpet.

Dining Kitchen

4.00m x 3.33m (13'1" x 10'9") approx.

Well equipped and generous sized room offering ample space for family dining table and chairs. Fitted with a good range of wall and base units with plenty worktop space incorporating a four ring gas hob and 1.5 drainer sink. Integrated appliances include oven, hob and dishwasher. Deep silled tall window overlooks the rear garden. Smoke alarm. Laminate flooring.



Utility Room

3.43m x 2.26m (11'2" x 7'4") approx.

This handy room has worktop space with a stainless steel sink and fitted base unit with space alongside which is plumbed for washing machine. Space for larder fridge/freezer. Full height opaque door with window to side opens out to the rear garden. Access to cloaks/w.c which is fitted with a white wash hand basin and w.c. Vinyl flooring throughout.

Upper Landing

The curved staircase with original hardwood handrail and ornate iron balustrades leads to the first floor. Velux window.

Bedroom 1

3.94m x 3.35m (12'9" x 11'0") approx.

Stunning room presented in neutral décor with co-ordinating carpet. Ample space for free standing furniture. Bay window to front.



Bedroom 2

3.85m x 3.38m (12'6" x 11'0") approx.

Another generous sized double room neutrally presented. A bay window enjoys views of the rear garden and far reaching countryside over the rooftops. Space for bedroom furniture. Fitted carpet.

Bedroom 3

2.59m x 2.25m (8'5" x 7'4") approx.

This quaint single room has a fitted carpet and velux window to front.

Shower Room

2.25m x 2.15m (7'4" x 7'0") approx.

Stylish room fitted with a contemporary three piece suite comprising w.c, vanity unit with wash hand basin set within and a large double shower with glass screen. Aqua panel in shower and to mid point. Triple opaque windows to rear. Vinyl flooring. Chrome heated towel rail.



Outside

The fully enclosed child and pet friendly rear garden has a paved patio for enjoying the afternoon sun. The remaining garden is laid to lawn and is bordered with mature shrubs. Outside water tap.

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

Gas central heating. Double glazing. EPC=D. All floor coverings, curtains, blinds, light fittings, integrated oven, hob and dishwasher are included in the sale.

Viewing

Please telephone 07896 987640 or 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

www.raeburns.co.uk

Raeburn Christie Clark & Wallace
for life & business