

**3 Fraser Court,
Rothienorman, Inverurie, AB51 8SD**
**Price Over
£125,000**

ASPC ref : 345328

 2 1 1 87 m² EPC **B** Council Tax Band **B**

Arrange a viewing
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Property features:


Situated in the peaceful village of Rothienorman and located within a modern courtyard, we offer for sale this **TWO BEDROOM MAISONETTE**. The property is entered via a communal hallway which is protected by a secure entry system. The flat itself is bright and airy throughout with the added comforts of electric heating and double glazed windows.

- First Floor Maisonette
- Two Good Sized Bedrooms
- Electric Heating & Double Glazed Windows
- Excellent First Home

This good sized flat comprises: generous entrance hallway, spacious open plan lounge diner opening onto modern fitted kitchen, bathroom with three piece white suite, and double bedroom. The upper floor boasts a double bedroom of exceptional proportions. Outside to the front many amenities are on the doorstep along with ample parking facilities. To the rear is a shared drying area.

The property enjoys a peaceful location within a quiet residential development in Rothienorman, within walking distance of the local primary school and nursery. Rothienorman is a popular commuting base for both Aberdeen and Dyce. It offers all the usual village amenities including a village pub, post office, breakfast and after school clubs and nursery, with an extensive range of facilities being available in Inverurie which is around 10 miles distant.

Room Dimensions

Lounge/Kitchen: 13'7 x 17'10 (4.14m x 5.44m)

Bathroom: 7'5 x 6'10 (2.20m x 2.08m)

Bedroom: 11'10 x 8'8 (3.60m x 2.64m)

Upper Floor

Bedroom: 14'10 x 27'0 (4.52m x 8.22m)

View this property on aspc.co.uk:

<https://www.aspc.co.uk/search/property/345328/3-Fraser-Court/Inverurie/>

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