

4 Dean House, Crossover Road, Inverurie, AB51 4SH

Price Over
£150,000

ASPC ref : 350282

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 43 m²
 EPC **B**
 Council Tax Band **B**



Arrange a viewing

07712 429 172

The Kellas Partnership

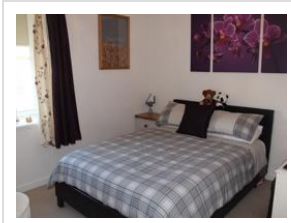
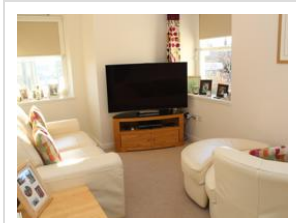
2-6 High Street
Inverurie
AB51 3XQ

Email:

info@kellas.biz

Website:

<http://www.kellas.biz>



Property features:



We are delighted to offer for sale this most attractive **ONE BEDROOM FIRST FLOOR APARTMENT** which forms part of a new development situated close to the centre of Inverurie. In immaculate order throughout the property has been decorated and carpeted in neutral tones throughout and benefits from factored communal areas, a security entry system and large shared parking facilities. The property also benefits from gas fired central heating and is fully double glazed. The bright and airy lounge has two large picture windows enjoying a pleasant aspect to both the rear and side of the property. The good sized kitchen has been fully fitted with a range of modern base and wall units together with integrated appliances. The double bedroom is of generous proportions with a build in wardrobe. Completing the accommodation is a most attractive centrally situated shower room.

HALL : Entered by a solid wood door the entrance hallway has been decorated and carpeted in neutral tones and gives access to all further accommodation. Security entry phone handset. Large fitted storage cupboard and further small cupboard housing the electric fuse box.

LOUNGE : 16'2" x 10'3" (4.97m x 3.15m) approx. A bright and airy lounge, decorated and carpeted in neutral tones and enjoying a dual

aspect to the side and rear of the property. T.V. and Telephone points.

KITCHEN : 10'2" x 9'11" (3.12m x 3.05m) approx. A good sized kitchen finished with tiled flooring and enjoying a pleasant aspect to the rear of the property. The kitchen has been fully fitted with a range of modern base and wall units which provide ample storage space with roll front worksurfaces, matching splashbacks and concealed lighting. Integrated appliances include a stainless steel oven, hob, extractor hood and microwave together with a dishwasher, washer/dryer and fridge/freezer.

BEDROOM : 10' x 9'4" (3.08m x 2.87m) approx. Also overlooking the rear of the property this good sized double bedroom has been freshly decorated and carpeted in neutral tones and benefits from a built in wardrobe. T.V. point. The wall mounted flat screen television is to remain.

SHOWER ROOM : The freshly presented shower room has been fitted with a modern two piece white suite which comprises of a wall hung W.C. with concealed cistern and a wash hand basin set within an attractive wall hung vanity unit with tiled splashbacks and a vanity unit with mirrored doors and lighting fitted above. A separate shower enclosure houses an "Aqualisa" shower with a light and extractor fan. Heated towel rail. Shaver point.

OUTSIDE : Ample parking is provided by way of a large shared car park to the front of the property. Shared bin and cycle store.

TRAVEL DIRECTIONS: From Inverurie town centre proceed along West High Street turning right at the Post Office into Constitution Street. Follow the road round into Harlaw Road turning right at Aldi Supermarket. Take the next road on the right into Crossover Road and the property is located straight ahead.

LOCATION: The property benefits from a central location close to the town centre and within walking distance of most local amenities. Inverurie is a rapidly expanding town which offers a wealth of amenities and facilities including shops, hotels, restaurants, a public library, several primary schools which also have nursery provision, a secondary school, swimming pool, sports' centre and golf course. It is within easy commuting distance of Dyce and Aberdeen and is only around twenty minutes drive from Aberdeen Airport. A regular bus and train service links Inverurie with Aberdeen to the South and Inverness to the North.

EPC BAND: B

View this property on [aspc.co.uk](https://www.aspc.co.uk):

<https://www.aspc.co.uk/search/property/350282/4-Dean-House--Crossover-Road/Inverurie/>

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