

**5d, Victoria Street,
Inverurie, AB51 3QS**

**Price Over
£89,000**

ASPC ref : 358182

1 1 1 37 m² EPC **D** Council Tax Band **A**



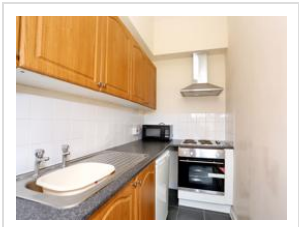
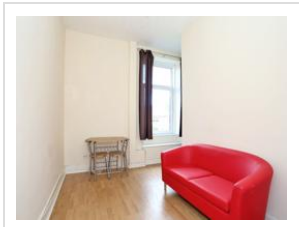
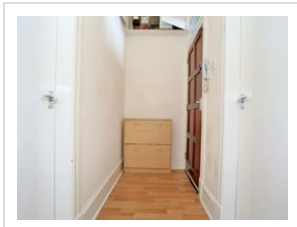
Arrange a viewing

07425 361704

Peterkins
60 Market Place
Inverurie
AB51 3XN

Email:
invprop@peterkins.com

Website:
<http://www.peterkins.com>



Property features:



One bedroomed first floor flat

Central town location, Storage heating and full double glazing, Neutral décor throughout, Exclusive stone shed and further communal outhouses, Shared drying green

Located within a traditional granite tenement building this **one bedroomed first floor flat** is decorated neutrally throughout. The property benefits from storage heating and full double glazing. The property has maintained some of the original features including original coving, and deep skirtings. To the outside there is an exclusive shed with two further communal sheds and outhouse. The garden/drying green and patio areas are all shared.

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. Inverurie lies within easy commuting distance of Aberdeen city centre and the industrial estates of Dyce, Bridge of Don and Westhill.

Directions: From Inverurie town centre continue along West High Street, taking the first exit at the mini-roundabout onto Victoria Street. Number 5 is located a short distance along here on the left hand side, it is a first floor flat clearly indicated by Peterkins For Sale posters.

Entrance: Entered through a wooden front door the entrance hallway gives access to all accommodation. Fanlight above door. Ceiling light fitment. Smoke detector. Upper level cupboard houses the fusebox and meters. Decorated in neutral colours. Intercom system. Wood effect laminate flooring.

Lounge: 10'7" x 7'5" (3.22m x 2.26m) The lounge is located to the rear of the property with dividing wall partitioning the lounge from the kitchen. A window floods the room with natural light. The room is decorated neutrally with ceiling light fitment, television and telephone points. Wood effect laminate flooring. Opening gives access into the kitchen.

Kitchen: 10'9" x 4'9" (3.27m x 1.44m) The kitchen is also located to the rear of the property. The window also providing lots of natural light to the kitchen. Decorated neutrally. The kitchen itself is fitted with a range of wall and base units. Single oven with ceramic hob above and stainless steel chimney style extractor hood above again. Plumbed for washing machine. Space for under unit fridge. Single bowl stainless steel sink with mixer tap and drainer. Wood effect frontals with granite effect laminate worktop. Tiled splashbacks. Tile effect flooring. Please note the washing machine and fridge will be included in the sale.

Bedroom: 13'1" x 11'10" (3.98m x 3.60m) The bedroom is located to the front of the property and is exceptionally spacious with large double window which floods the room with natural light. Window has curtains. The bedroom has ample space for large double bed and two single built in wardrobes, there are also smaller storage cupboards above. The bedroom is decorated in neutral tones with feature ceiling light fitment. Neutral coloured carpet.

Shower room: 6'4" x 5'5" (1.93m x 1.65m) The shower room is fitted with a white two piece suite comprising W.C. and wash-hand basin. Separate corner shower cubicle with electric shower. Aqua panelled to dado height and to three quarter height in the shower cubicle, the shower room is decorated neutrally with ceiling light fitment, extractor fan, tile effect laminate flooring.

Outside: 5d Victoria Street is located on the first floor of a granite building. Entrance door to the building is painted wood. Entrance vestibule is well kept with mosaic tile effect floor. Communal stairwell leads to the upper floor. There is also a door to the rear of the property which gives access to the patio area, sheds and drying green. There is a stone shed exclusive to the property and further stone sheds and outhouse which are communal to the building. Up some steps there is a large drying green area, again entirely communal. There is also bin storage on the lower level.

View this property on aspc.co.uk:

<https://www.aspc.co.uk/search/property/358182/5d--Victoria-Street/Inverurie/>

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