aspc

Residential

Strath Cottage, 39 Elphinstone Road,

Port Elphinstone, Inverurie, AB51 3UX

Price Over

£70,000

1 | 1 | 1 | 35 m² | EPC **E** | Council Tax Band **B**

Contact Seller

Ormes

01467 460002 or 07889 331710

Contact Solicitor

Kellas
2-6 High Street
Inverurie
AB51 3XQ

01467-627300

hello@kellas-legal.com

https://www.kellas-legal.com/

Features Garden

Description

We are delighted to offer for sale this one bedroomed **Self Contained Ground Floor Flat,** conveniently located for most local amenities and within walking distance of Inverurie town centre and easy commuting distance of Dyce and Aberdeen. Attractively decorated throughout the property benefits from electric heating and is fully double glazed.

The good sized lounge has been decorated and carpeted in neutral tones and overlooks the front of the property. A connecting door from the lounge leads to the recently refurbished kitchen which has been fully fitted with a range of quality, modern base and wall units. The good sized double bedroom enjoys a pleasant aspect to the rear of the property and has connecting doors to both lounge and the kitchen. Completing the accommodation is the most attractive shower room which has been finished with aqua panelling and fitted with a modern two piece suite and separate shower enclosure.

Directions

From the centre of Inverurie, proceed along High Street and St James Place, turning left at the roundabout and crossing the River Don. Continue for a short distance and the property is located on the right hand side of the road.

Accommodation comprises

Hall : Entered by a solid wood door the entrance hallway has been attractively decorated and carpeted and leads through to the lounge and shower room.

Lounge : 4.05m x 3.41m (13'2" x 11'1") approx. A good sized lounge, tastefully decorated and carpeted in neutral tones and enjoying a pleasant aspect to the front of the property. Two fitted storage cupboards, one of which houses the hot water tank. T.V. point.

Kitchen : 3.51m x 2.87m (11'5" x 9'4") approx. Leading from the lounge the kitchen has been freshly decorated and has been fully fitted with a range of quality modern base and wall units which provide ample storage space with roll front worksurfaces, integrated oven and hob and 1 ½ stainless steel sink with drainer and aqua panelled splashbacks. Fitted breakfast bar area providing ample dining space. The fridge and automatic washing machine are also to remain. Stable style solid wood door leading to rear garden.

Bedroom : 3.15m x 3.02m (10'3" x 9'10") approx. A generously proportioned double bedroom tastefully decorated and carpeted in neutral tones and fitted with a built in wardrobe. Connecting doors to both the lounge and the kitchen. T.V. point.

Shower Room : Fully aqua panelled this most attractive shower room has been fitted with a modern two piece white suite comprising of a W.C. and Wash hand basin which are set within a vanity unit with a large mirror and light/shaver point fitted above. A separate corner shower enclosure which houses a "Mira sport" shower. Heated towel rail. Xpelair.

(Outside)

Loc bloc patio to the front of the property. To the rear of the property there is a further area of garden and a garden shed.

View this property here

https://www.aspc.co.uk/search/property/360043/Strath-Cottage--39-Elphinstone-Road/Inverurie/

The foregoing particulars are being distributed on behalf of the Selling Solicitors by Aberdeen Solicitors' Property Centre Ltd. of 2-10 Holburn Street, Aberdeen, AB10 6BT. Whilst the particulars have been prepared with care and are believed to be accurate, no liability for any errors or omissions therein or the consequences thereof will be accepted by the Selling Solicitors or Aberdeen Solicitors' Property Centre Ltd. © Aberdeen Solicitors' Property Centre and Selling Solicitors.