aspc

Residential

4 Cobbans Lane,

Inverurie, AB51 4AU

Price Over

£139,000

Under offer

2 | 1 | 1 | 64 m² | EPC **B** | Council Tax Band **B**

Contact Solicitor

Aberdein Considine
43 West High Street
Inverurie
AB51 3QQ

01467 621263

Inv@ACandCo.com

http://www.ACandCo.com

Features Garden | New build

Description

We are delighted to offer for sale this immaculate new build **FIRST FLOOR TWO BEDROOM FLAT**. Located in the popular town of Inverurie only a short distance from the town centre. Benefitting from the modern comforts of gas central heating, 3 solar panels and full double glazing.

The spacious accommodation comprises a welcoming vestibule with stairs leading to the upper landing which houses a large storage cupboard. The bright and airy open plan lounge and kitchen has windows to the front and back of the property allowing natural light to fill the room. The kitchen has been fitted with a range of 'Howdens' modern base and wall units. The bathroom has been fitted with a modern three piece white suite with shower over the bath. Both double bedrooms have been fitted with built in wardrobes providing ample storage. There is also a partially floored loft.

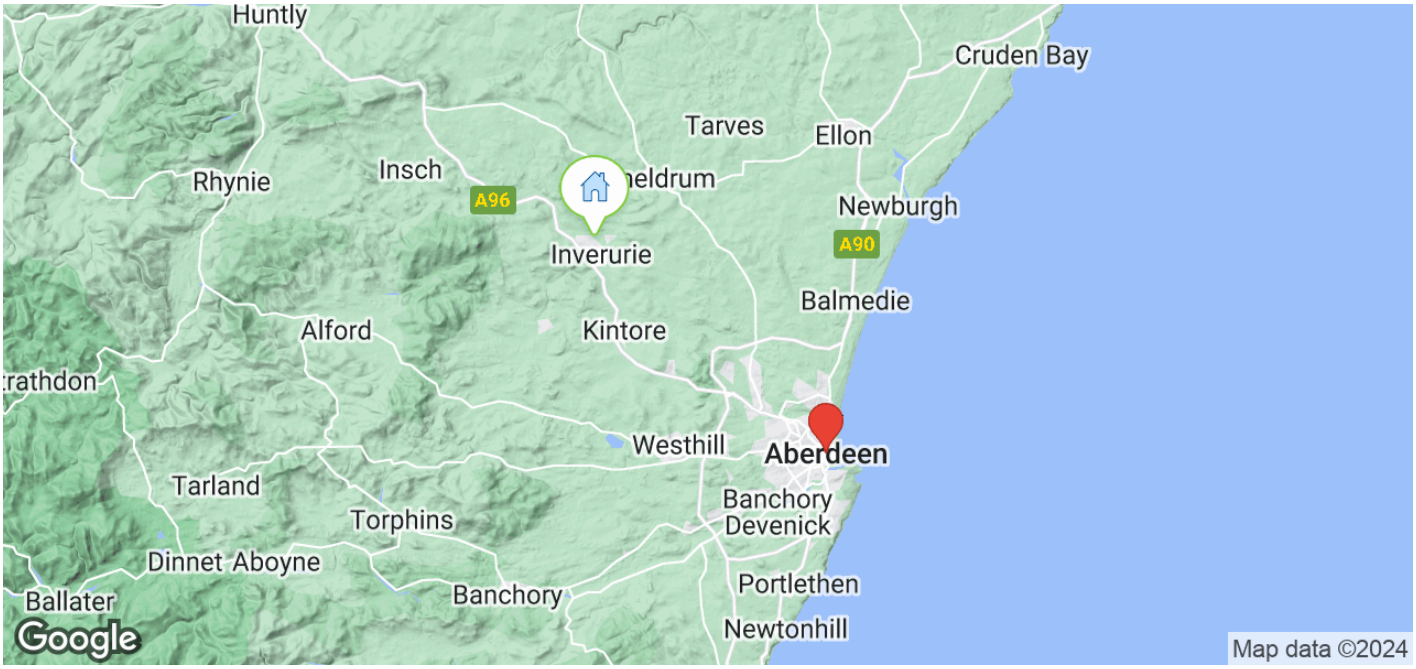
Included in the sale will be all carpets, floor coverings, flight fittings and integrated appliances.

Viewing is highly recommended in order to appreciate the accommodation offered by this property.

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 and hill walking.

Directions

From Aberdeen travel on the main A96 Aberdeen to Inverness road and at the last roundabout on the Inverurie bypass turn right following the signs for Inverurie. At the next roundabout continue straight ahead on to Blackhall Road and follow this road to the roundabout. Turn left on to North Street and continue a short distance ahead, turn left onto Cobban's Lane, the property is located on the right hand side as indicated by our For Sale Posters.



Accommodation comprises

Entrance Vestibule 2.235m x 1.474m

Hallway 3.504m x 1.568m

Lounge/Kitchen 6.739m x 4.210m

Bedroom 2.879m x 3.881m

Bedroom 3.458m x 3.199m

Bathroom 2.057m x 2.636m

Outside

Externally there is a shared tarred driveway with space for two cars. To the rear there is a low maintenance area of garden exclusive to number 4 which has been mainly laid with stone chips.

View this property here

https://www.aspc.co.uk/search/property/365259/4-Cobbans-Lane/Inverurie/

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