

**22b, Middlemuir Road,
Inverurie, AB51 4RA**

**Price Over
£129,000**

ASPC ref : 366496

 2  1  1 53 m² EPC **C** Council Tax Band **B**



Arrange a viewing

 **07775 733 881**
(Mrs Innes)

The Kellas Partnership

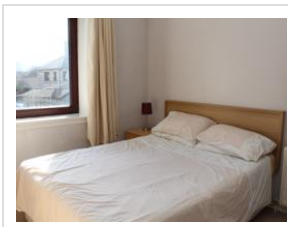
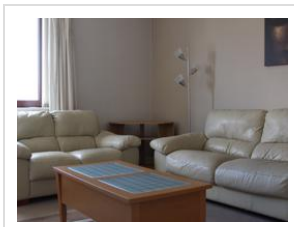
2-6 High Street
Inverurie
AB51 3XQ

Email:

info@kellas.biz

Website:

http://www.kellas.biz



Property features:



We offer for sale this **two bedroom FIRST FLOOR FLAT** conveniently located close to the centre of Inverurie and within easy walking distance of most local amenities. Located within a traditional granite building containing similar flatted properties, it offers generously proportioned accommodation throughout, comprising a hall, lounge, kitchen, two double bedrooms and a bathroom. Externally, there are exclusive gardens to the front and rear along with a communal drying green. The property, which is served by gas central heating and is double glazed, is being sold with all carpets, curtains, blinds and white kitchen goods.

A communal staircase with secured entrance leads up to the flat.

HALL: Carpeted hall giving access to the accommodation. High level cupboard housing the electric meter. Security telephone.

LOUNGE: 14'9" x 11'4" (4.54m x 3.49m) approx. A generously proportioned lounge with picture window overlooking the front of the property. Built-in cupboard housing the central heating boiler. Television and telephone points.

KITCHEN: 11'9" x 5'5" (3.61m x 1.66m) approx. Located off the lounge, the kitchen is fitted with a range of base and wall mounted units incorporating a stainless steel sink and drainer. Slot-in cooker, washing machine, dishwasher and fridge/freezer.

BEDROOM ONE: 10'8" x 10'6" (3.28m x 3.23m) approx. A good sized, bright and sunny double bedroom located to the rear of the property. Commodious storage accommodation is provided by way of a range of built-in wardrobes with overhead cupboards. Television point.

BEDROOM TWO: 10'6" x 8'7" (3.23m x 2.64m) approx. This second double bedroom also overlooks the rear of the property.

BATHROOM: Of fresh appearance the bathroom is fitted with a three piece suite in white comprising a w.c. wash-hand basin set into a vanity unit and bath with overhead shower and shower screen. Extensive complementing ceramic wall tiling. Opaque grained window.

OUTSIDE: There are exclusive areas of garden to both the front and rear along with a communal drying green to the rear.

LOCATION: The property enjoys a convenient location, within easy walking distance of the town centre and most local amenities. It is also in close proximity to Strathburn Primary School and Strathburn Park with The Garioch Sports' Centre. Inverurie is a prospering, expanding town, which offers wide ranging facilities including, primary schools, a secondary school, shops, hotels, health centre, swimming pool, sports' centre, library and golf course. It is situated around 17 miles from Aberdeen and is well served by road and rail links making it an ideal commuting base.

TRAVEL DIRECTIONS: From Inverurie town centre proceed along West High Street, taking the second exit at the mini-roundabout onto Blackhall Road. Thereafter take the first right into Middlemuir Road. Follow this road for a short distance and the property is located on the left hand side.

EPC BAND: C

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

<https://www.aspc.co.uk/search/property/366496/22b--Middlemuir-Road/Inverurie/>

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