

**4 Albert Street,**  
Inverurie, AB51 4RL

Price Over  
**£268,000**

**Under offer**

 **4**  **1**  **2**   **279 m<sup>2</sup>** EPC **E** Council Tax Band **F**



**Contact Solicitor**

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**Features**



Garage



Garden

**Description**

Enjoying a superb location in the heart of Inverurie within walking distance of shops, railway and local amenities, we are pleased to offer this deceptively spacious **FOUR BEDROOM DETACHED DWELLINGHOUSE**. This property offers fantastic potential providing the new purchaser the opportunity to further convert the basement into further accommodation. The property is complete with oil fired central heating and full double glazing throughout.

The property is entered via the entrance porch which leads through to the dining kitchen and access to the lounge. The large lounge enjoys large picture windows overlooking the front and side of the property allowing natural light to flood through the property and is complete with an open fireplace. The dining kitchen is complete with a range of wall, base and display units and provides ample space for formal dining facilities and leads through to the hallway providing access to all further aspects of the property and houses a large utility room proving significant space for laundry tasks and storage

with access to the side. There are four double bedrooms most of which benefit from built in wardrobes, with the master bedroom enjoying wall to wall wardrobes. Completing the ground floor accommodation is the family bathroom with four piece suite with shower over the bath and there is a separate shower room with two piece suite and shower enclosure.

Externally the large tarred driveway leads up to the front and round to the side of the house providing ample off street parking. The converted garage is fitted with wall and base units completing the extensive storage. The front garden is laid to lawn with mature shrubs and flowerbed boarder. The rear enclosed area is low maintenance laid with small stone chips.

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.

## **Ground Floor**

Entrance Porch 3.1mx1.4m (10'2"x4'7")

Lounge 6.1mx4.27m (20'x14')

Hall 5.74mx1.2mx5.4m (18'10"x3'11"x17'9")

Dining Kitchen 6.7mx3.02m (22'x9'11")

Utility Room 4.55mx3.63m (14'11"x11'11")

Bedroom 4.04mx3.02m (13'3"x9'11")

Bedroom 4.01mx3.02m (13'2"x9'11")

Shower Room 1.8mx1.8m (5'11"x5'11")

Bedroom 3.35mx3.02m (11'x9'11")

Bedroom 3.35mx3.02m (11'x9'11")

Bathroom 3mx2.24m (9'10"x7'4")

Garage 2.9mx1.35m (9'6"x4'5")

## **Basement Floor**

Hall 4.65mx1.04m (15'3"x3'5")

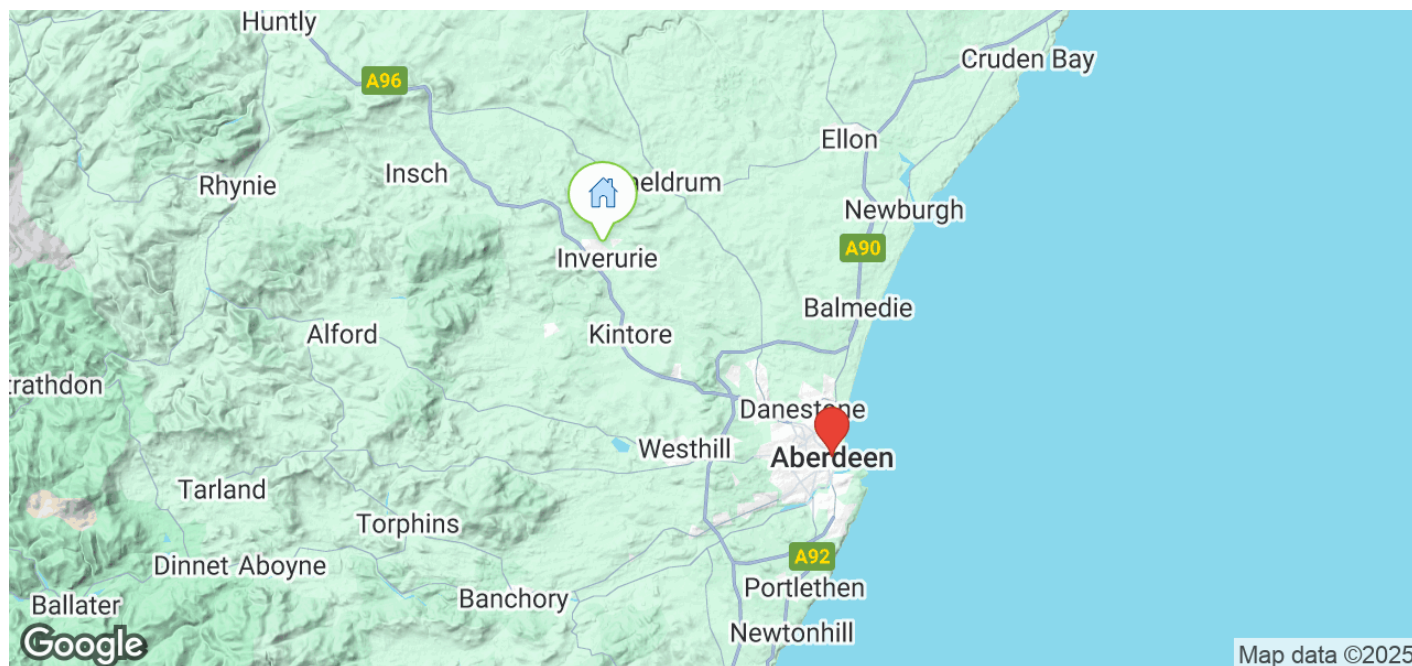
Room 8.53mx4.06m (28'x13'4")

Room 7.6mx6.25m (24'11"x20'6")

Room 3.63mx3.53m (11'11"x11'7")

Games Room 7.92mx4.8m (26'x15'9")

From Inverurie town centre proceed along West High Street turning right at the mini-roundabout into North Street. Thereafter take the first on the right into Albert Street and the property is located a short distance ahead on the right hand side as indicated by our For Sale sign.



### View this property here

<https://www.aspc.co.uk/search/property/346775/4-Albert-Street/Inverurie/>

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