

**4 O'Brien Court,**  
Port Elphinstone, Inverurie, AB51 3JD

Price Over  
**£95,000**

**Under offer**

 **2**  **1**  **1**   **51 m<sup>2</sup>** **EPC D** **Council Tax Band C**



**Contact Seller**

Chiverton  
07557 799283



**Features**  Garden

**Description**

Forming part of a well maintained modern block which benefits from a security entry system and a fully enclosed garden area this spacious **TWO BEDROOM FIRST FLOOR FLAT** is within easy walking distance of all local amenities. Attractively decorated the property benefits from electric storage heating and is fully double glazed. The spacious and bright lounge has been tastefully decorated and finished with laminate wood flooring and enjoys a pleasant open outlook to the rear of the property. The kitchen has been fully fitted with a range of modern base and wall units whilst both double bedrooms are freshly decorated and benefit from double fitted wardrobes. The centrally situated bathroom has been freshly decorated and fitted with a modern three piece white suite with a shower and tiled splashbacks fitted above the bath. Outside there is a communal parking area to the front of the property and a fully enclosed shared area of garden to the rear which is mainly laid to lawn with a rotary dryer.

**HALL :** Entered by a solid wood door the hallway has been finished with laminate wood flooring and coat hooks. Security entry phone. Cupboard housing hot water tank. Access hatch to loft which is partially floored.

**LOUNGE : 13'2" x 13' (4.05m x 4.00m) approx.** A generously proportioned, bright and airy lounge tastefully decorated in neutral tones, finished with laminate wood flooring and enjoying superb open views to the rear of the property. Fitted storage cupboard. T.V. and Telephone points.

**KITCHEN : 12'1" x 6' (3.72m x 1.85m) approx.** Located to the front of the property the kitchen has been fully fitted with a range of modern base and wall units which provide ample storage space with roll front worksurfaces and tiled splashbacks. Single stainless steel sink and drainer. Space for fridge/freezer, cooker and automatic washing machine. Fitted shelving and racks. Xpelair.

**BEDROOM 1 : 12'1" x 9'11" (3.72m x 3.05m) approx.** Enjoying a pleasant open aspect to the rear of the property this good sized double bedroom has been tastefully decorated and carpeted in neutral tones. Large double fitted wardrobes set along one wall with sliding mirror doors. T.V. point.

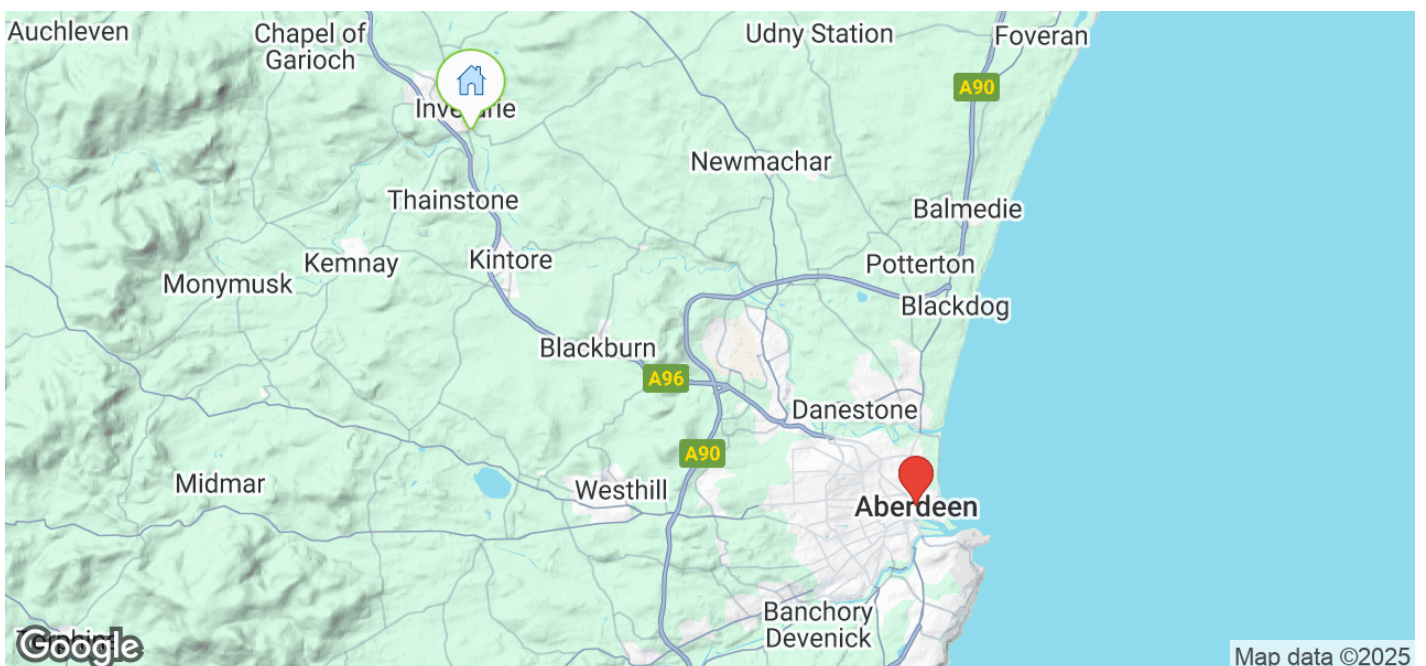
**BEDROOM 2 : 9'4" x 8'10" (2.87m x 2.71m) approx.** Also a good sized bedroom situated to the front of the property which has been freshly decorated and carpeted in neutral tones.

**BATHROOM :** Freshly presented the bathroom has been finished with tiled flooring and is fitted with a modern three piece white suite with the wash hand basin attractively set within a vanity unit whilst there is a "Triton" shower and splashback tiling fitted above the bath. Chrome heated towel rail. Mirror fronted cabinet. Wall mounted shaver point. Xpelair.

**OUTSIDE :** A communal car park to the rear of the property provides ample parking. The shared gardens to the side and rear of the property have been fully enclosed and are mainly laid to lawn. Rotary dryer.

**TRAVEL DIRECTIONS:** From Inverurie town centre proceed along High Street towards Aberdeen and over the Don Bridge into Port Elphinstone. Thereafter take the second on the left into Shunnery Brae and then first right into O'Brien Court and the property is on the left hand side.

**EPC BAND:** D



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<https://www.aspc.co.uk/search/property/351464/4-O'Brien-Court/Inverurie/>

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