

**5 Garioch Road,**  
Inverurie, AB51 4ST

Price Over  
**£129,995**

 2  2  1   72 m<sup>2</sup> EPC D Council Tax Band C



**Contact Seller**

07890 385504

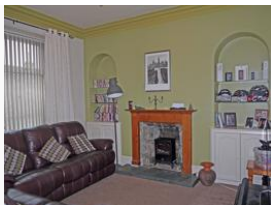
**Contact Solicitor**

Storie, Cruden & Simpson  
Westhill Shopping Centre  
Westhill  
AB32 6RL

01224-740718

[info@storiecs.co.uk](mailto:info@storiecs.co.uk)

<http://www.storiecs.co.uk>



**Features**  Garden

**Description**

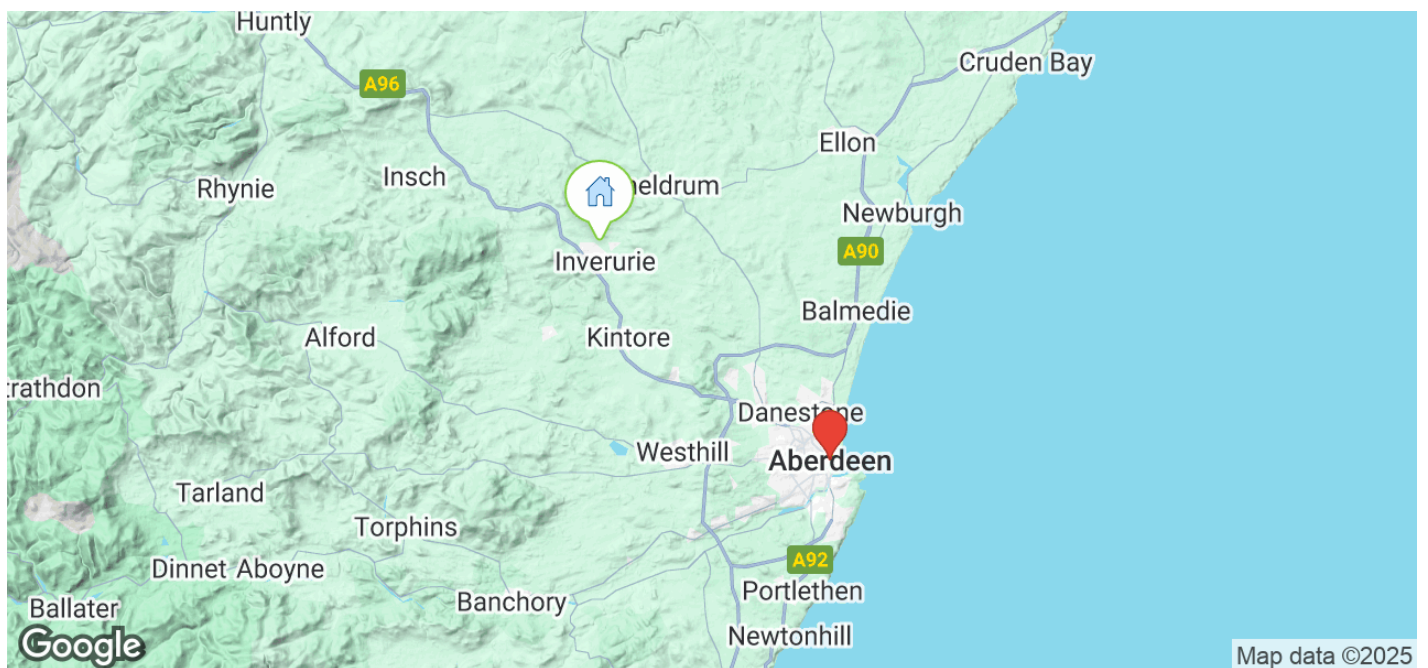
**LOCATION— INVERURIE** is a thriving and prosperous market town lying some 17 miles north west of Aberdeen. The town enjoys a picturesque setting on the banks of the Rivers Ury and Don and benefits from excellent road and rail links to the City of Aberdeen and is also conveniently placed for Aberdeen Airport and the industrial estates at Westhill, Bridge of Don and Dyce. This vibrant family town offers a superb living environment together with an enviable range of community facilities including children’s nurseries, several excellent primary schools, secondary education at Inverurie Academy, community centre, public library, health centre and hospital. Inverurie also boasts excellent shopping facilities, including Tesco Extra and M&S food store nearby, hotels and restaurants and superb recreational amenities include an 18 hole golf course, swimming pool and sports centre.

**DESCRIPTION—** We are delighted to offer for sale this **TWO/THREE BEDROOMED GROUND FLOOR SELF-CONTAINED FLAT** in the centre of Inverurie. The accommodation comprises; good sized Entrance Vestibule entered through UPVC Entrance Door, leading to Hallway giving access to all rooms; front facing Lounge with stone fire place and electric fire, two alcoves with storage units and shelving; large rear facing Kitchen with wooden effect base and wall units, contrasting worktops and bright

coloured tiled splashbacks, fully equipped with double oven, gas hob and extractor fan above, integral fridge and freezer and stainless steel 1 1/2 sink with drainer, large storage cupboard, side access door to rear garden; two good sized Double Bedrooms, one with ample built in wardrobe space; a further room could be used as a small Third Bedroom, Study or Dining Room, a window from the Kitchen allows natural light into the room; modern Bathroom with three piece white suite and shower over bath, featuring aqua panelling and co-ordinating vinyl flooring. Other benefits of the property include gas central heating system and UPVC double glazed windows. Viewing is highly recommended to appreciate the space this flat has to offer.

## Directions

From Aberdeen, travel North on the A96. Take a right at the second roundabout into the town of Inverurie. Continue along the B9170, and straight on at the roundabout. At the next roundabout take the first exit onto the B9001. Take a right into Garioch Road and follow the road round. Number 5 is situated on the left hand side.



## Accommodation comprises

### ACCOMMODATION :

Entrance Vestibule 5'10" x 3'7" (1.8m x 1.1m)

Lounge 12'5" x 11'3" (3.8m x 3.45m)

Kitchen 12'5" x 9'11" (3.8m x 3.04m)

Dining Room 8'1" x 7'5" (2.47m x 2.28m)

Bedroom (1) 12'2" x 9'4" (3.73m x 2.85m)

Bedroom (2) 12'4" x 8' (3.78m x 2.44m)

Bathroom 8' x 4'10" (2.45m x 1.49m)

**OUTSIDE**— On street parking available at the front of the property. Exclusive patio area at the rear with further exclusive area of raised shrubbery and shed and coal shed for storage. Shared drying green.

**EXTRAS**— All flooring coverings, light fittings, curtains and blinds will remain. All appliances in the Kitchen will remain.

**EPC = D**

**View this property here**

<https://www.aspc.co.uk/search/property/353795/5-Garioch-Road/Inverurie/>

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