

10 Urquhart Road,
Oldmeldrum, Inverurie, AB51 0EX

Fixed Price
£100,000

Under offer

 **3**  **1**  **1**   **91 m²** EPC **G** Council Tax Band **D**



Contact Seller

07738 918556

Features  **Garage**  **Garden**

Description

Enjoying a pleasant location close to the centre of Oldmeldrum this spacious **END TERRACED THREE BEDROOM DWELLINGHOUSE** is in need of complete renovation and upgrading but could provide superb family accommodation. The property benefits from electric storage heating and is double glazed. The accommodation comprises of a lounge, located to the front of the property with a door leading to the kitchen which is currently fitted with a range of base and wall units. A good sized double bedroom and a bathroom fitted with a modern three piece white suite completes the accommodation on the ground floor. A further two generously proportioned double bedrooms are located on the upper floor. Outside there is an area of lawn located opposite the front of the property together with a further area of garden, shed and garage located at the bottom of the track.

HALL : Entered by a solid wood door the entrance hallway is fitted with a cloak cupboard and has a window to the front of the property.

LOUNGE : 13'5" x 10' (4.13m x 3.08m) approx. Situated to the front of the property the lounge is fitted with a cupboard which houses the hot water tank.

KITCHEN : 9' x 7'5" (2.77m x 2.28m) approx. Leading from the lounge the kitchen has a small window to the rear of the property and is currently fitted with a range of base and wall units with roll front worksurfaces and tiled splashbacks. Single sink and drainer. Fitted oven, hob and hood and space for automatic washing machine and fridge.

BEDROOM 3 : 14' x 10'8" (4.31m x 3.28m) approx. Located on the ground floor this is a good sized double bedroom with 2 picture windows overlooking the front of the property.

BATHROOM : A centrally situated bathroom fitted with a three piece white suite. Xpelair.

UPPER HALL : A carpeted staircase with wooden banister leads to the upper hallway. Velux window.

BEDROOM 1 : 17'9" x 14'2" (5.46m x 4.36m) approx. An exceptionally spacious double bedroom situated to the front of the property with a dormer window and further velux window providing ample natural light to the room. Feature tiled fireplace housing an open fire.

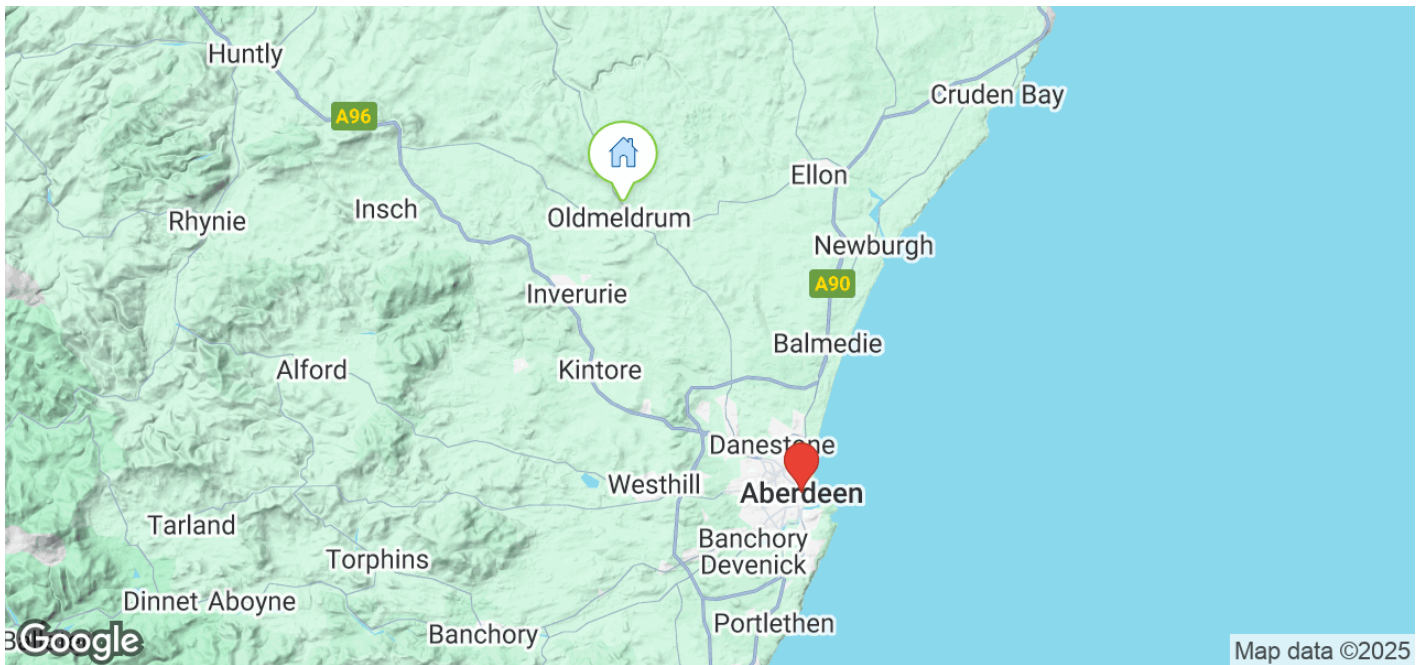
BEDROOM 2 : 13'7" x 9'9" (4.18m x 3.00m) approx. Also a good sized double bedroom with a dormer window to the front of the property. Large walk in cupboard/boxroom with velux window.

OUTSIDE : Adjacent to the property at the front there is an area of garden which is exclusive to the property and has been laid to lawn. At the bottom of the track there is a further small area of garden together with two sheds and a single garage which are exclusive to the property and a further shared shed.

LOCATION: The property enjoys a pleasant setting within Oldmeldrum which is a popular country town situated to the north west of Aberdeen. The town provides a range of local shops, a post office, library and primary school together with an excellent Academy. Leisure pursuits are also well catered for with an 18 hole golf course, tennis courts, pleasure park, and pleasant country walks. Oldmeldrum, near to Inverurie, is a thriving and growing town and provides a popular commuting base for Dyce and Aberdeen with its main railway station and airport.

TRAVEL DIRECTIONS: From Inverurie take the B9170 to Oldmeldrum. At the roundabout at the entrance to Oldmeldrum go straight on, continuing up along Commercial Road. On reaching the Square take the left turn onto Urquhart Road until you reach the junction with A947 Aberdeen – Banff Road, turn left and the property is a short distance ahead on the right hand side of the road.

EPC BAND: G



View this property here

<https://www.aspc.co.uk/search/property/358156/10-Urquhart-Road/Inverurie/>

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