



**22 , Fraser Court, Rothienorman, Inverurie,  
Aberdeenshire, AB51 8SD**

### Property Features

- Located in the pleasant village of Rothienorman this spacious end terraced home offers ideal accommodation for any first time buyers, families or downsizing couples.

### Property Summary

The dining lounge benefits from plenty of natural light with its large windows and door leading to the rear garden. Sliding doors give access to the modern kitchen and utility room providing plenty storage with a range of base and wall units. Also located on the ground floor is a generously proportioned room currently used as a play room but could be utilised in a number of ways including a formal dining room, family room or perfect if you have your own business or work from home. On the upper floor are three bedrooms all enjoying built in wardrobes and the airy family bathroom. Early...

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On the upper floor are three bedrooms all enjoying built in wardrobes and the airy family bathroom.

Early viewing is essential to fully appreciate what this lovely home has to offer.

Location The village of Rothienorman is an easily commutable to Inverurie, Aberdeen, Dyce and Westhill. A village primary school is located in the village. Secondary schooling is at Oldmeldrum and again transport is provided. Nearby Inverurie (which is only 9 miles away) offers a wide range of facilities including many shops, hotels, health centre, swimming pool, sports centre, library and golf course. It is situated around 16 miles from Aberdeen and is well served by road and rail links.

#### **(Ground Floor)**

Hallway: 2.71m x 2.38m (8'11" x 7'10") approx.

W.C: 1.68m x 1.19m (5'6" x 3'10") approx.

Lounge/Dining Area: 7.62m x 3.12m (25'0" x 10'3") approx.

Kitchen: 3.66m x 2.35m (12'0" x 7'8") approx.

Utility: 1.18m x 2.62m (3'10" x 8'7") approx.

Family Room: 4.49m x 3.23m (14'9" x 10'7") approx.

#### **(Upper Floor)**

Landing: 1.81m x 3.25m (3'10" x 10'8") approx.

Bedroom 1: 3.66m x 2.98m (12'0" x 9'9") approx.

Bedroom 2: 3.58m x 2.77m (11'9" x 9'1") approx.

Bedroom 3: 3.08m x 2.23m (10'1" x 7'4") approx.

Bathroom: 2.29m x 1.91m (7'6" x 6'3") approx.

#### **(Outside)**

To the rear of the property is a good sized low maintenance fully enclosed garden. The driveway allows for off street parking and leads to the single garage fitted with power and light.

Garage: 5.80m x 2.84m (19'0" x 9'4") approx.

## Map

