



74 Middlemuir Road Inverurie, AB51 4RA

Property Features

- We are delighted to offer for sale this well proportioned three bedroom semi detached dwellinghouse with garage located in an established and popular residential area of Inverurie close to local amenities.

Property Summary

The accommodation comprises of an entrance hall which leads to a generous sized lounge with picture window flooding the room with light. Also off the hallway at the rear is the kitchen, fitted with gloss units and featuring an archway to a formal dining room which also gives access to the lounge. Upstairs, there are three bedrooms, two of which benefit from built-in triple wardrobes and completing the accommodation is the modern family bathroom with shower over the bath. This property presents the ideal opportunity for the first time buyer or young family and viewing is essential to a...

Price
**Offers over
£172,500**

Speak with our Sales
Adviser Today to Arrange a
Viewing!

OAKLEAF HOMES
Older homes backed by Barratt.

www.oakleafhomes.co.uk

01358 741 333

These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or warranty. *Estimated rental yield figures are calculated using information supplied by the marketing agent and are based on the original market price. The rental yield figure should only be used as a guide and we strongly recommend you seek independent financial advice before proceeding with any investment.

The accommodation comprises of an entrance hall which leads to a generous sized lounge with picture window flooding the room with light. Also off the hallway at the rear is the kitchen, fitted with gloss units and featuring an archway to a formal dining room which also gives access to the lounge.

Upstairs, there are three bedrooms, two of which benefit from built-in triple wardrobes and completing the accommodation is the modern family bathroom with shower over the bath.

This property presents the ideal opportunity for the first time buyer or young family and viewing is essential to appreciate its prime location.

(Ground Floor)

Hall: 3.70m x 1.84m (12'1" x 6'0") approx.

Lounge: 4.16m x 3.78m (13'6" x 12'4") approx.

Dining Room: 3.18m x 2.84m (10'4" x 9'3") approx.

Kitchen: 2.83m x 2.82m (9'3" x 9'2") approx.

(First Floor)

Bedroom 1: 4.03m x 2.77m (13'2" x 9'1") approx.

Bedroom 2: 3.17m x 2.69m (10'4" x 8'8") approx.

Bedroom 3: 2.62m x 1.98m (8'6" x 6'5") approx.

Bathroom: 1.96m x 1.80m (6'4" x 5'9") approx.

(Outside)

There is a low maintenance garden to the front with borders stocked with a variety of mature shrubs. Adjacent is a tarred driveway providing parking for two vehicles and a single garage which has been fitted with power and light. The fully enclosed rear garden is laid mainly to lawn and has a paved patio area.

The date of entry is material and offers subject to survey, subject to finance or subject to the sale of the purchaser's own property will not be considered

Map

□