



68 Selbie Drive Inverurie, AB51 3YD

Property Features

- We are delighted to bring to the market this well appointed two bedroom mid terraced dwellinghouse. Presented in move-in condition, this property presents an ideal opportunity for the first time buyer or growing family.

Property Summary

The ground floor accommodation comprises of a welcoming entrance hall which leads into the bright and spacious dual aspect lounge which offers space for dining and features a tilt and swivel door leading to a raised patio at the rear. On semi open plan with the lounge is the well equipped kitchen which also gives access to the rear patio. On the first floor are two well proportioned double bedrooms, both benefitting from generous built-in wardrobes. The family bathroom with attractive tiling and double shower head over the bath completes the accommodation.

Price
**Offers over
£135,000**

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 ground floor accommodation comprises of a welcoming entrance hall which leads into the bright and spacious dual aspect lounge which offers space for dining and features a tilt and swivel door leading to a raised patio at the rear. On semi open plan with the lounge is the well equipped kitchen which also gives access to the rear patio.

On the first floor are two well proportioned double bedrooms, both benefitting from generous built-in wardrobes. The family bathroom with attractive tiling and double shower head over the bath completes the accommodation.

(Ground Floor)

Lounge: 5.61m x 3.22m (18'4" x 10'6") approx.

Kitchen: 3.14m x 2.46m (10'3" x 8'0") approx.

(First Floor)

Bedroom 1: 4.29m x 2.71m (14'0" x 8'9") approx.

Bedroom 2: 2.89m x 2.79m (9'5" x 9'1") approx.

Bathroom: 2.23m x 1.77m (7'3" x 5'8") approx.

(Outside)

To the front of the property is a loc-bloc driveway which provides off-street parking for two vehicles with additional on-street parking available. The rear garden with its raised patio overlooking the lawn makes this an ideal spot for relaxing or entertaining.

(Other Information)

Gas central heating. Double glazing.

Map

□