




McEwan Fraser Legal
 Solicitors & Estate Agents
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6 Green Way
 OLD MELDRUM, INVERURIE, AB51 0PQ



OLDMELDRUM

INVERURIE

Oldmeldrum is a lovely rural market town 17 miles northwest of Aberdeen and is renowned for its welcoming community. The Historic Meldrum House and Old Meldrum Golf Course along with one of the oldest Distilleries in Scotland (Glen Garioch) are some of the most popular tourist destinations in this area. The town is well served by local shops and by regular public transport facilities. The location offers easy access to Aberdeen and is particularly convenient for the airport and the oil-related offices at Dyce. Excellent pre and primary schooling facilities are available with secondary education at the Meldrum Academy.

There is a wide range of sporting and recreational attractions available including, hill walks, salmon/sea trout fishing on the River Don and a variety of golf courses are available locally, Oldmeldrum golf course where golf has been played for 125 years with courses at Newmachar and the world-famous Trump International are close by.

Aberdeen city is within commuting distance and provides all that one would expect from modern-day city living, including a multitude of shopping malls and local shops. There are pubs, restaurants, eateries galore, with fantastic theatres and cinemas to enjoy. Aberdeen offers excellent bus and rail service with national and international flights provided from Dyce Airport. The main East Coast Rail Network also operates from Aberdeen with the town of Inverurie being the closest station some 5 miles South of Oldmeldrum.

6 GREEN WAY

OLDMELDRUM

McEwan Fraser Legal is delighted to present this pristine walk-in condition 4-bedroom detached house on the northern fringe of Oldmeldrum which is set back from the road in a quiet cul-de-sac. Located on the edge of town allows easy access to the beautiful Aberdeenshire countryside and close to the prestigious Meldrum House Golf Club. The property with its fully enclosed garden and quiet location would make for a wonderful family home.

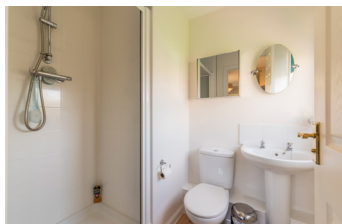
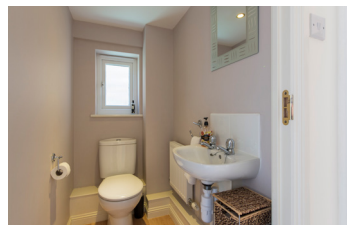
Entering the house to the lower hall you can access all elements of the ground floor including interior access to the built-in single garage which contains the combi-boiler for the property. The front room is currently being used as a family snug /TV room (however the previous owners used this as a dining room). Underneath the stairs is a convenient WC for the ground floor. The kitchen is fully equipped with integrated appliances including fridge/freezer, dishwasher, washing machine, gas hob and oven with superior levels of storage a rear door offers access to the enclosed garden. The comfortable lounge feels light and airy as it opens straight on to a modern triple aspect conservatory (wood floor) allows light to wash through

the lounge which completes the ground floor accommodation. Off the large upstairs landing with storage cupboard are 4 bedrooms - two of which are doubles with wardrobe storage the other two are large single rooms without storage. There is also a spacious family bathroom with shower over bath. The master bedroom includes an en-suite shower wardrobe and built-in shelf space. Loft space is accessed from the upper hall via a loft ladder which is well insulated and partially floored offering considerable storage potential.

The property benefits from UPVC double glazing and gas central heating controlled by a Hive smart system ensuring energy is used efficiently and economically. Interior decoration is fresh and neutral throughout adding to the airy feel of this modern dwelling.

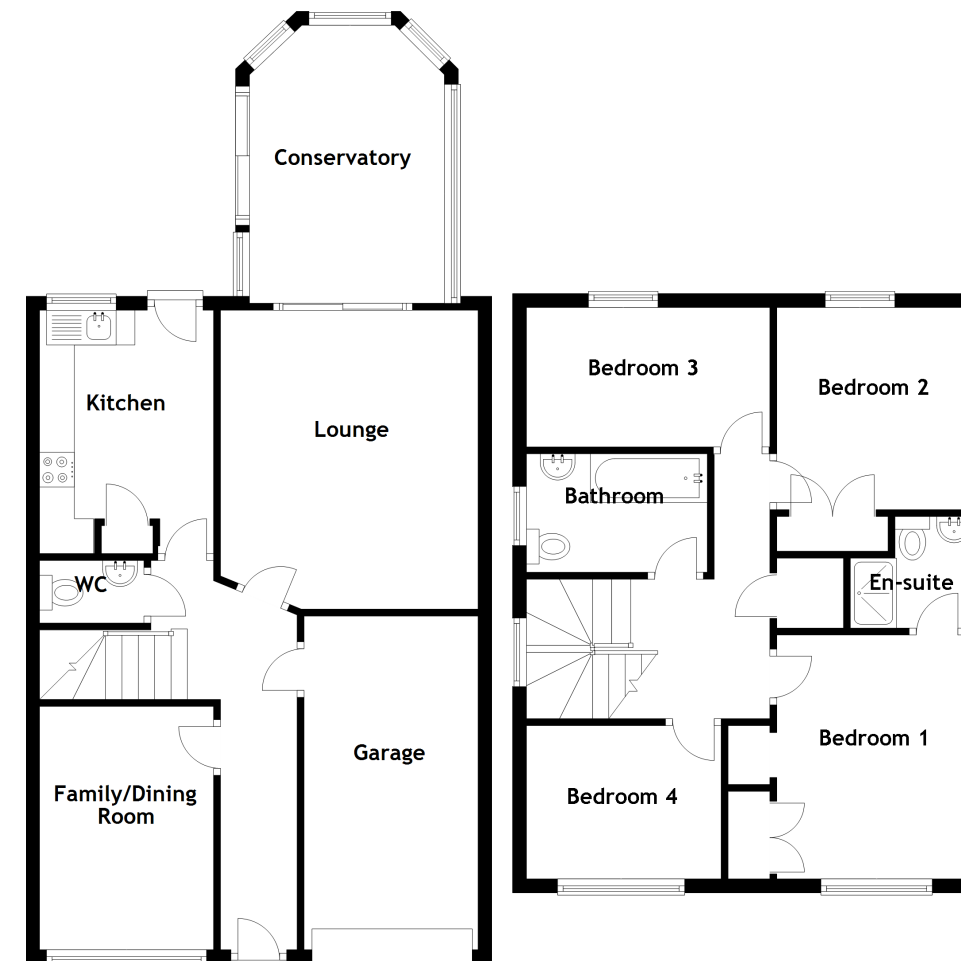
In addition to this, the property includes off road parking for two cars to the front on a tarmac drive. To the rear is a large fully enclosed (full height wooden fencing) garden laid to lawn with floral borders. This is a rare opportunity to acquire a large 4 bed detached property in a fantastic quiet location.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	4.30m (14'1") x 3.70m (12'2")
Kitchen	3.50m (11'6") x 2.50m (8'2")
Family/Dining Room	3.30m (10'10") x 2.50m (8'2")
Conservatory	3.65m (12') x 2.80m (9'2")
Garage	4.80m (15'9") x 2.50m (8'2")
WC	1.50m (4'11") x 0.90m (2'11")
Bedroom 1	3.40m (11'2") x 2.80m (9'2")
En-suite	1.60m (5'3") x 1.20m (3'11")
Bedroom 2	2.90m (9'6") x 2.80m (9'2")
Bedroom 3	3.50m (11'6") x 2.00m (6'7")
Bedroom 4	2.80m (9'2") x 2.20m (7'3")
Bathroom	2.60m (8'6") x 1.70m (5'7")

Gross internal floor area (m²): 99m²
EPC Rating: C

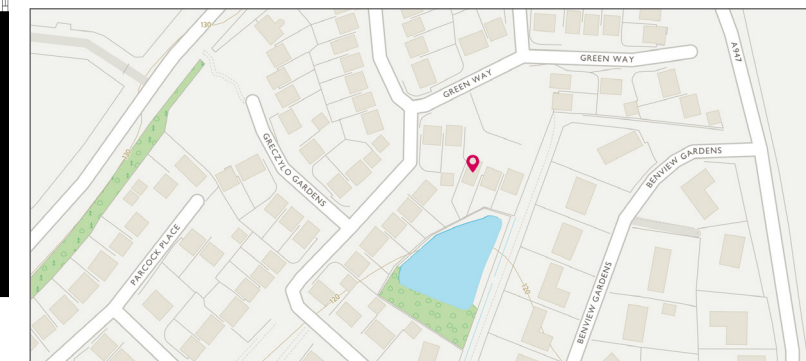


Image credit: <https://www.odinaxsurvey.co.uk/omaps/>



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