



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**3 Fraser Way**

ROTHIENORMAN, INVERURIE, AB51 8SE



# LOCATION

ROTHIENORMAN

Rothienorman is a small village in Aberdeenshire which boasts a wide range of village amenities, including a new build primary school (Secondary schooling available at Meldrum Academy in Oldmeldrum). Rothienorman is easily commutable to Inverurie, Huntly, Aberdeen, Dyce and Westhill. In the village itself, there is a convenience shop, an Inn and garage.

Inverurie (9 miles) is within commuting distance to Aberdeen, Dyce and the new Prime Four site at Kingswells. There are numerous leisure facilities available in the area, swimming pool, Trampoline Park, Garioch Sports Centre, Lochter Activity Centre, horse riding, mountain bike trails and numerous country walks including the Bennachie hills to be enjoyed.

# 3 FRASER WAY

ROTHIENORMAN, INVERURIE

McEwan Fraser Legal are delighted to bring to the market this 2-bedroom semi-detached bungalow situated on the Eastern fringes of the village of Rothienorman. Rothienorman Primary School is only 4 minutes walk, and the NISA convenience store is only 3 minutes walk.

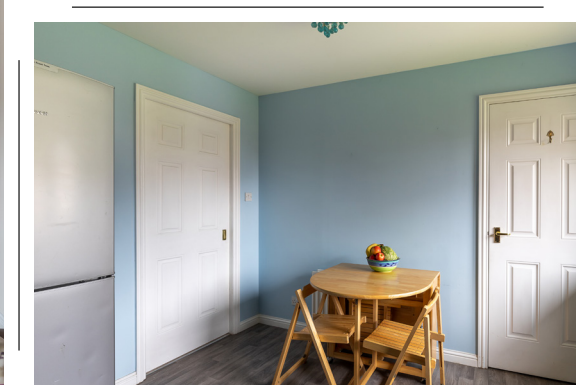
This modern property offers bright and spacious family living all on one level. Entering the vestibule, the hall provides access to all accommodation. Immediately off, the hall is Bed No 2 a small well finished double with no storage. Moving on clockwise is the newly fitted family bathroom with a fabulous modern double shower. Next is the main bedroom which is to the rear of the property with a garden view and double wardrobe. The large lounge is light and airy and benefits from laminate flooring. From the lounge, you access a medium-sized rectangular kitchen/diner with linoleum flooring. The kitchen is finished to a high modern standard including an integrated freezer plus a

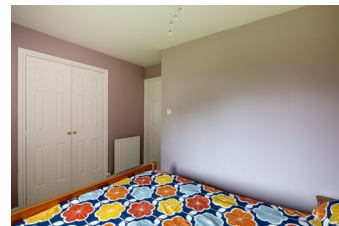
standalone fridge/freezer a washing machine and ceramic hob with excellent cupboard space. The kitchen is shaped L-shaped around the wall leaving plenty of space for dining.

The kitchen door leads out to the fully enclosed rear garden which is laid to lawn here you access the Single Garage and allocated parking slot which is at the rear of the property.

The property further benefits from laminate flooring in all but the kitchen, double glazing plus a modern electric wet heating system and a spacious loft with good storage space.

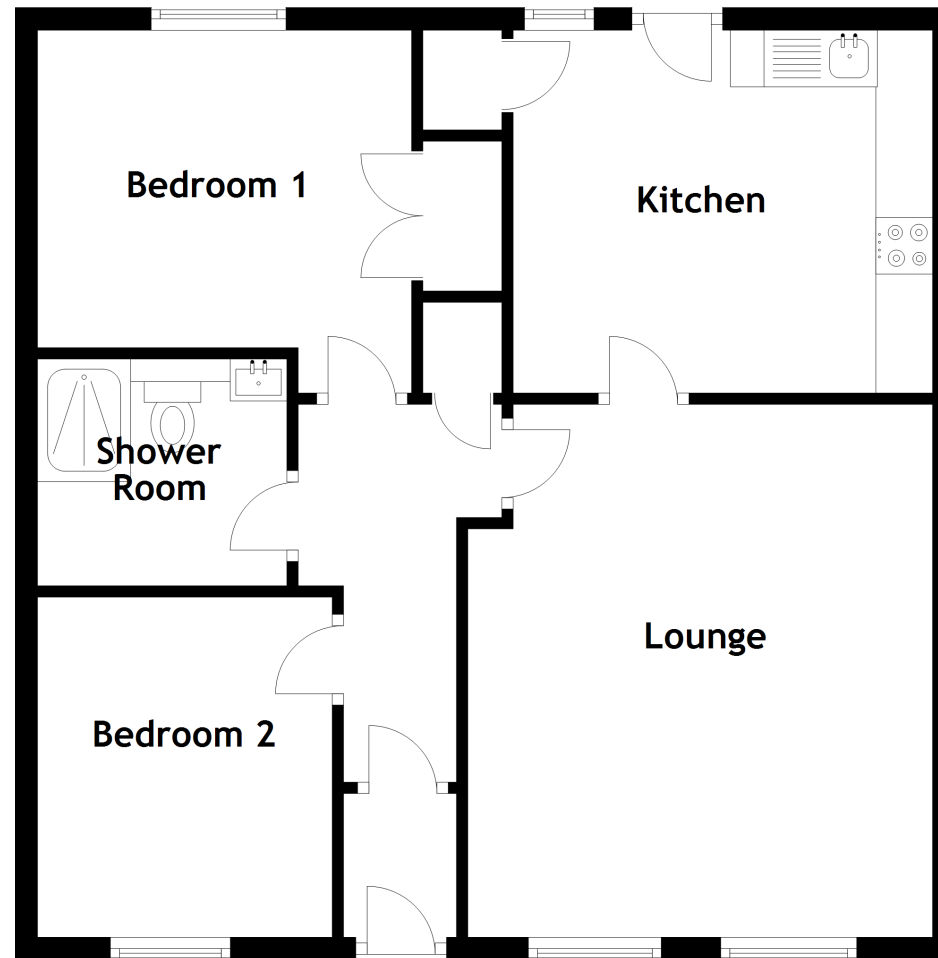
With a fully enclosed rear garden, garage and allocated parking slot. This makes an excellent purchase for the buyer seeking a walk-in condition property or anyone looking to downsize to a more manageable bungalow. Viewing is recommended to appreciate the quality of the home and the privacy afforded by the rear garden in a semi-rural location.





# SPECIFICATIONS

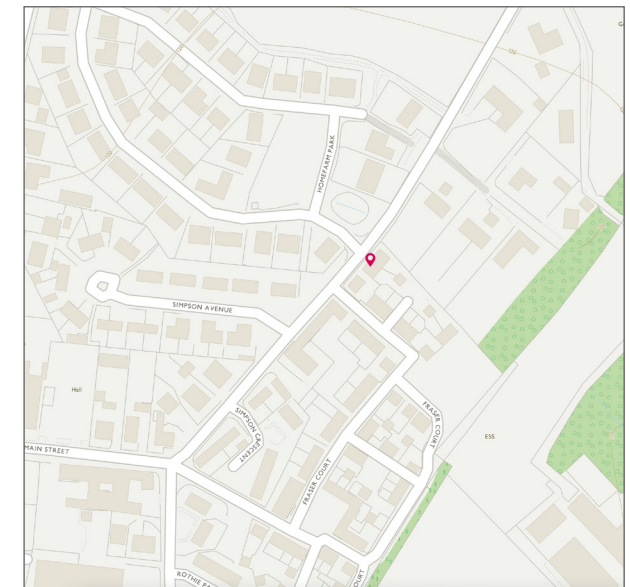
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Lounge	4.70m (15'5") x 4.10m (13'5")
Kitchen	3.70m (12'2") x 3.20m (10'6")
Bedroom 1	3.30m (10'10") x 3.20m (10'6")
Bedroom 2	3.00m (9'10") x 2.60m (8'6")
Shower Room	2.20m (7'3") x 2.00m (6'7")

Gross internal floor area (m<sup>2</sup>): 64m<sup>2</sup>  
EPC Rating: C





  
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**Part  
 Exchange  
 Available**

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