




McEwan Fraser Legal
 Solicitors & Estate Agents
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Courtyard House
 LOGIE ESTATE, INVERURIE, AB51 5EE



INVERURIE *ab 51 5 €*

“ ... ARGUABLY, ONE OF THE BEST POSITIONS WITHIN INVERURIE, WITH FAR REACHING COUNTRYSIDE VIEWS ... ”

This spacious property occupies fantastic grounds in the beautiful rolling countryside and within a few minutes drive to the bustling market town of Inverurie, within easy commuting distance to the city of Aberdeen. There are numerous leisure facilities available in the area, horse riding, mountain bike trails and numerous country walks to be enjoyed.

All the normal facilities one would expect can be found in the market town of Inverurie. A fantastic choice of pre-school, primary school and higher education can be found locally with several banking options, major NHS health centres, local shops, Post Office, major supermarkets, restaurants, cafés, a multitude of tearooms, delicatessens, hotels and pubs, all of which add to the appeal of this area.

A comprehensive East Coast Bus Network is available from the town, with the East Coast Rail Network also operating through Inverurie, providing a link to both Inverness and Aberdeen.



COURTYARD HOUSE

lagic estate

We are delighted to present to the open market 'Courtyard House', which has, arguably, one of the best positions within Inverurie, with far reaching countryside views. This five-bedroom, detached villa has been imaginatively designed to maximise the stunning outlook and natural light that pervades this enviable location. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout.

Inside this five-bedroom home, you will find exceptional design and an inspired layout that provides light-filled, spacious luxury. An open, free-flowing approach to internal space ensures that this home combines livability with highly refined elegance. The original builders used good-quality fittings and finishes to create a house that is the last word in sophistication and refined taste. Once inside this home, you will be able to reach out and touch quality and craftsmanship, no matter what room you are in. Room usage throughout can be adapted to meet individual purchasers' needs and will comfortably provide for a larger family.

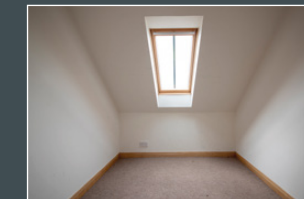
In more detail, the property consists of a large welcoming hallway. The bright and airy lounge allows for a range of furniture configurations. Access to the garden is via patio doors. The kitchen/dining/family room comes complete with floor to ceiling units, cooker hood, space for cooker and fridge freezer. A breakfasting island offers a range of dining options and this zone is certain to become the very heart of the home! The utility room provides additional storage and space for a washing machine. A personal door leads into the

garden. The separate dining room is bright and airy and has ample space for a dining table and chairs for more formal gatherings. Patio doors open from here into the garden. The cloakroom has a wash hand basin and WC and completes the ground floor accommodation.

On the upper level, there are five, well-proportioned bedrooms, all bright and airy and providing ample space for free-standing furniture, if required. A number of rooms have storage facilities and three of the rooms have the added luxury of an en-suite. A study can also be found on this level and might suit those requiring live/work arrangements or could be used as a small bedroom/nursery. The family bathroom completes the impressive accommodation.

The property also benefits from double glazed windows and gas central heating to radiators for additional comfort.

Externally, there are fantastic views to be enjoyed from all angles! A driveway allows access to the double garage. The mature gardens are mostly laid to lawn.





SPECIFICATIONS & detail



Approximate Dimensions (Taken from the widest point)

Hall	6.90m (22'8") x 3.90m (12'10")
Lounge	9.00m (29'6") x 5.00m (16'5")
Family Room	5.00m (16'5") x 5.00m (16'5")
Kitchen	5.00m (16'5") x 4.10m (13'5")
Utility	2.70m (8'10") x 1.80m (5'11")
Dining Room	5.00m (16'5") x 3.20m (10'6")
Study	2.40m (7'10") x 2.20m (7'3")
Bedroom 1	5.00m (16'5") x 4.10m (13'5")
En-suite	2.90m (9'6") x 2.70m (8'10")
Bedroom 2	5.10m (16'9") x 2.80m (9'2")
Bedroom 3	5.80m (19') x 2.80m (9'2")
Bedroom 4	5.00m (16'5") x 4.10m (13'5")
En-suite	2.90m (9'6") x 2.70m (8'10")
Bedroom 5	3.60m (11'10") x 3.20m (10'6")
En-suite	2.29m (7'6") x 1.70m (5'7")
Bathroom	2.90m (9'6") x 2.80m (9'2")
WC	1.60m (5'3") x 1.20m (3'11")

Gross internal floor area (m²): 315m² | EPC Rating: C

DISCLAIMER: This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or another system within the property.

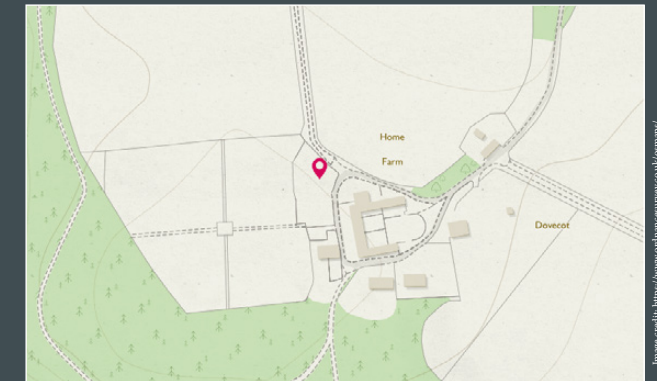


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