

11 Osprey Heights

INVERURIE, ABERDEENSHIRE, AB51 6AA



IMMACULATE WALK-IN CONDITION
THREE-BEDROOM FAMILY HOME



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McEwan Fraser Legal is delighted to offer the market an immaculate walk-in condition three-bedroom (end-terrace) family home available for immediate occupation. Completed by Barratt Homes, this property exudes quality and offers spacious family living. It is situated in a sought-after location in the popular residential development of Osprey Village.

The entrance hall leads to all accommodations; the spacious, bright lounge features an exposed staircase that leads to the first floor. Moving through to the kitchen/diner is beautifully fitted in an open plan arrangement with multiple wall and base mounted units with contrasting worktop surfaces, quality integrated appliances, access to the utility room, and a convenient WC. The rear door with open side panels leads to the fully enclosed rear garden.

From the lounge, the staircase leads to the first-floor landing. On the first floor, you have two double bedrooms, and a child's bedroom or home office space, a family bathroom with a shower over the bath completes this floor.







Bedroom 1





Bedroom 2



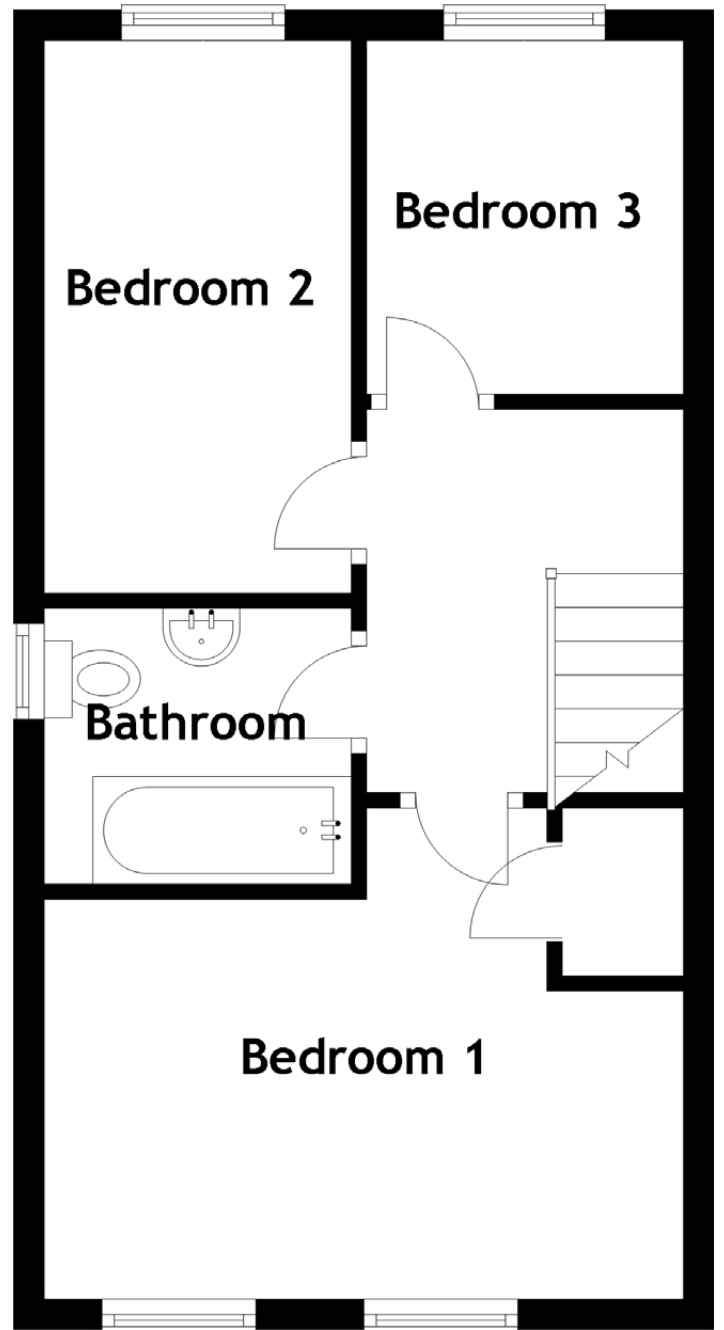
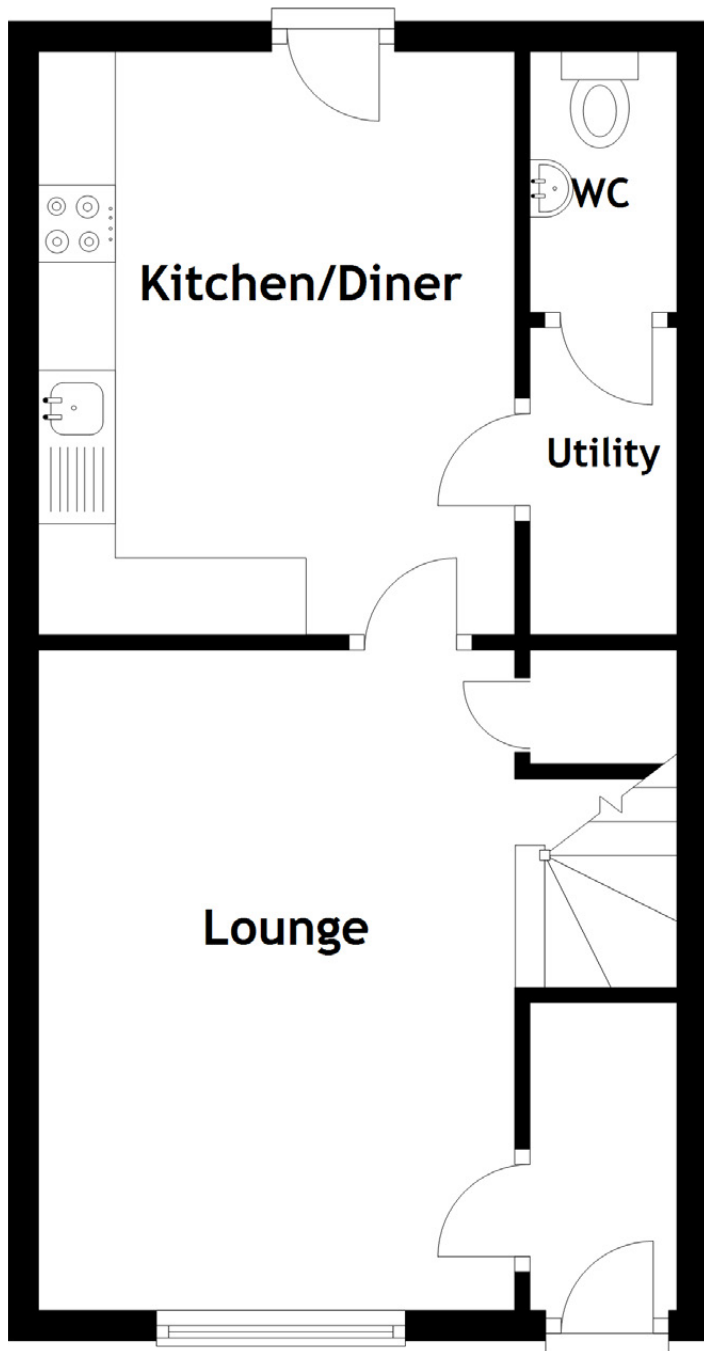


Bedroom 3









Approximate Dimensions

(Taken from the widest point)

Lounge	4.30m (14'1") x 3.10m (10'2")	Bedroom 3	2.30m (7'7") x 2.20m (7'2")
Kitchen/Diner	3.60m (11'10") x 3.10m (10'2")	Bathroom	2.00m (6'7") x 1.80m (5'11")
Utility	2.00m (6'7") x 1.10m (3'7")		
Bedroom 1	4.20m (13'9") x 3.20m (10'6")	Gross internal floor area (m ²): 68m ²	
Bedroom 2	3.40m (11'2") x 2.10m (6'11")	EPC Rating: B	



The property benefits from full double glazing, gas central heating and quality fitted floor coverings with a neutral colour scheme.

Externally car parking is available on the side of the house. The front garden is laid to lawn with a path that provides access to the rear garden via a wooden gate. A large rear garden is fenced on all sides, mainly lawn; a fantastic secure area for children and pets alike is perfect for entertaining and enjoying the sun.

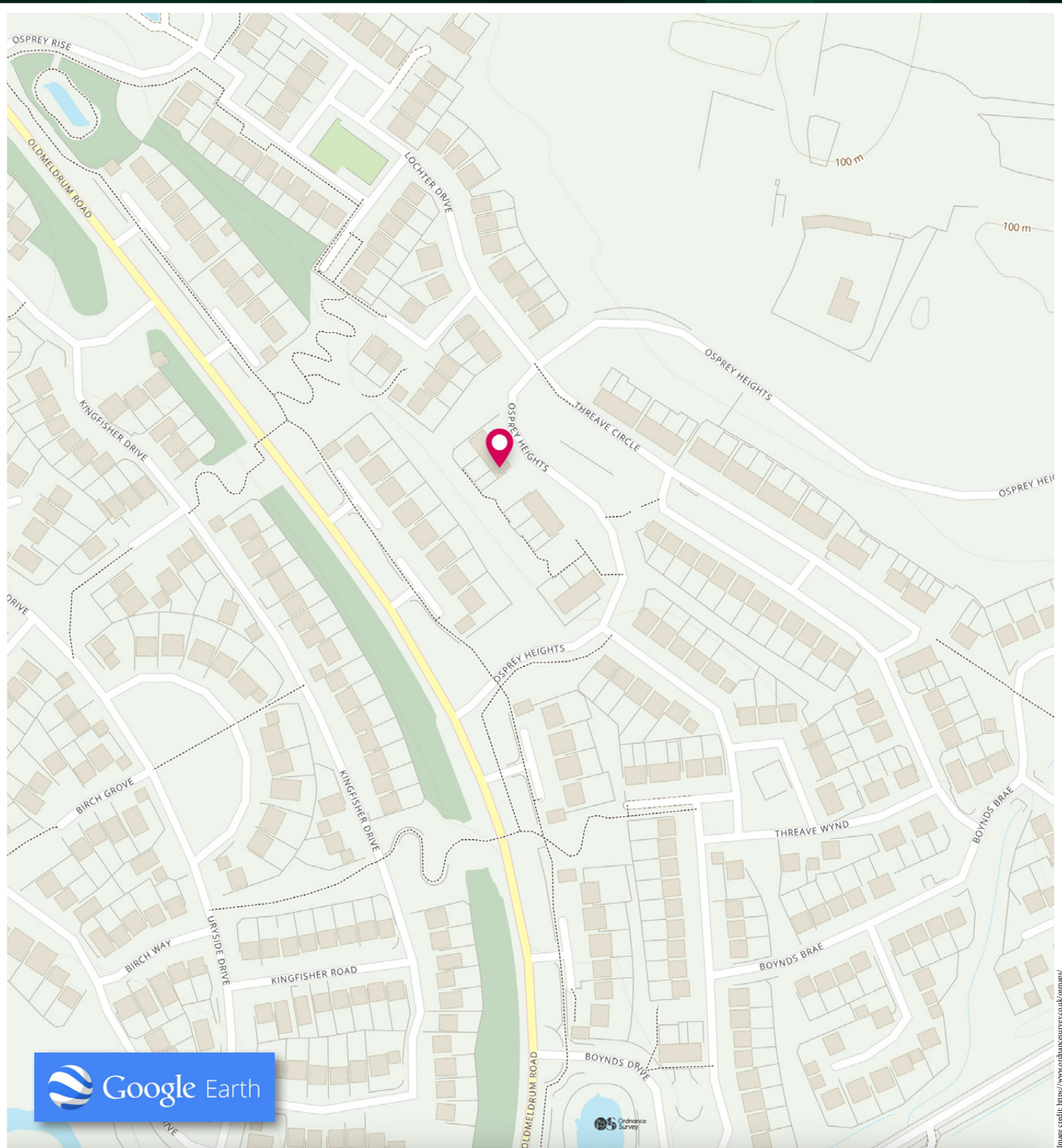
A viewing is essential to appreciate this property's quality.



11 Osprey Heights is conveniently located within 3 minutes of the centre in the expanding, bustling market town of Inverurie. It is within easy commuting distance to the city of Aberdeen, Dyce Airport and the new Prime Four site at Kingswells, with the A96 and Aberdeen Western Peripheral Route within easy access of the property.

Many leisure facilities are available in the area, including horse riding, country walks, mountain bike trails and several golf courses. Inverurie provides a wide range of amenities, a fantastic choice of pre-school, primary school, and higher education, including several banking options, 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 and Rail network is available from the town, supplying a link to Inverness and Aberdeen—national and international flights from Dyce Airport, 12 miles from the property.



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THE SUNDAY TIMES
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