

1 Nether Davah Place

INVERURIE, AB51 3QF



A beautiful walk-in condition, two-bedroom semi-detached home on a sizeable plot with off-road parking and a fabulous enclosed rear garden



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McEwan Fraser Legal is delighted to offer a rare opportunity to purchase this beautiful walk-in condition, two-bedroom semi-detached house on a sizeable plot with off-road parking and a fabulous enclosed rear garden in a quiet cul de sac in Inverurie.

The accommodation over two levels comprises a small vestibule opening onto a hallway leading to a modern ergonomic kitchen, large lounge, utility and shower room.

THE LOUNGE



Off the vestibule is a comfortable laminate floored family lounge with dual windows to ensure a bright, airy space. The kitchen is fully fitted and has an integrated NEFF double oven and hob. There is also a breakfast bar with space for a dishwasher/washing machine. A large utility room which houses an American-style fridge/freezer or could easily be a functional work-from-home space.

THE KITCHEN



THE UTILITY

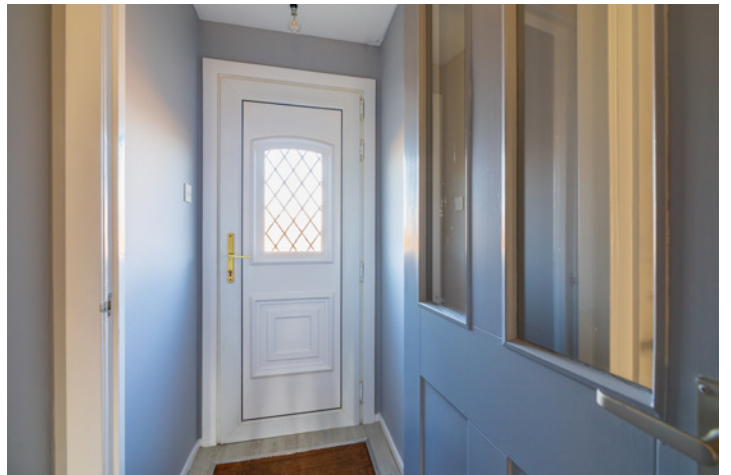
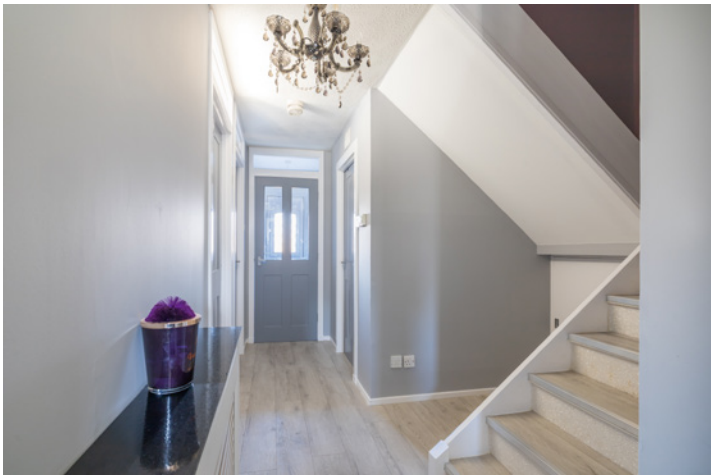


THE BATHROOM



From the hallway, a door leads to an impressive, fully enclosed rear garden. The family bathroom with a tiled floor, aqua splashback, and shower over the bath complete the ground floor accommodation.

Moving upstairs are two double bedrooms, both have storage, with Bedroom 1 additionally having a convenient en-suite shower.



BEDROOM 1



BEDROOM 2



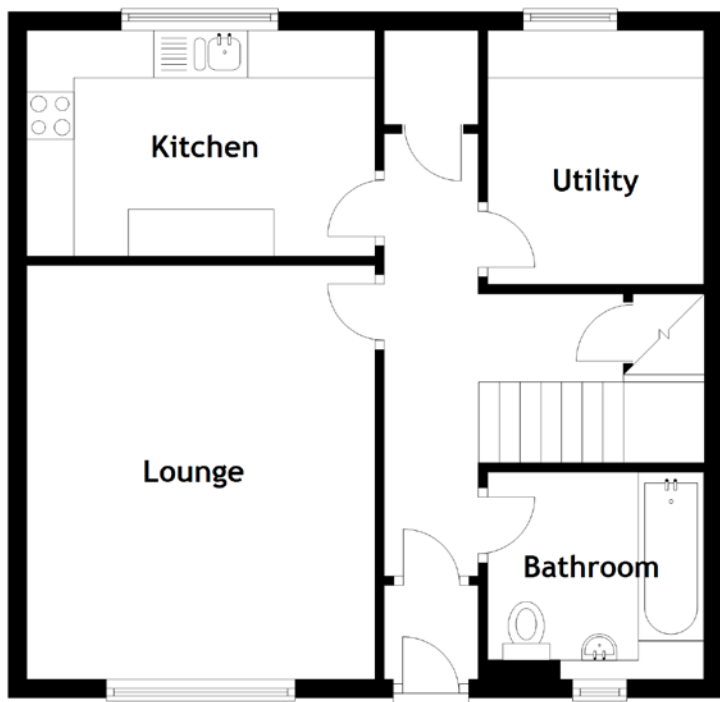
Externally, the front garden has a comfortable three-car driveway, tarmac, and a chipped stone area. The large rear garden is fully enclosed and full of mature shrubs with multiple decking areas and is a private space safe for children and pets with minimal maintenance required.

This fresh modern property has been finished and maintained to the highest standards and sits on a peaceful cul-de-sac. The property benefits from modern gas-fired central heating (Combi boiler) and double-glazing. It is available immediately and would make a wonderful family home or buy-to-let investment.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

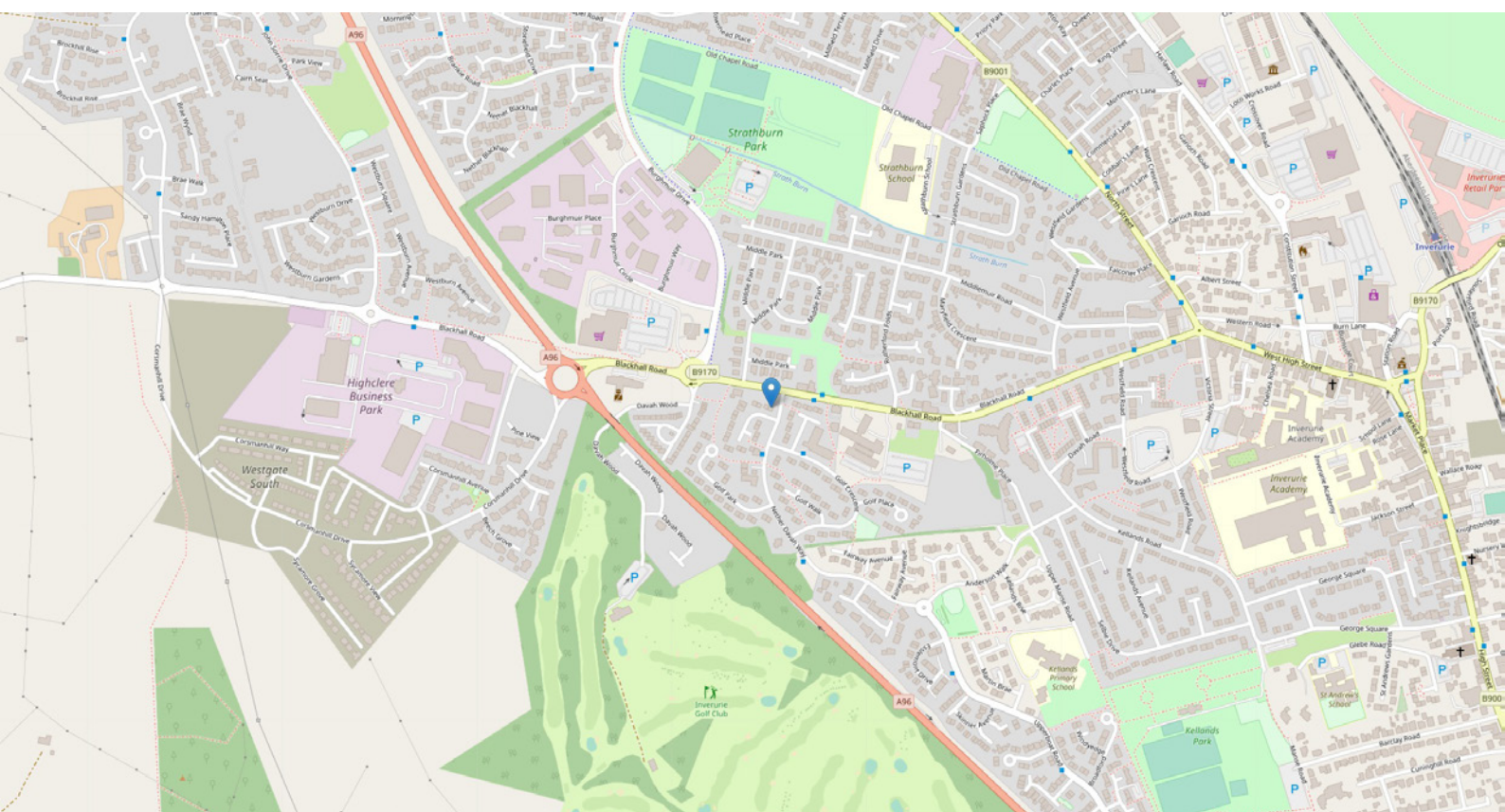


Approximate Dimensions (Taken from the widest point)

Lounge	4.40m (14'5") x 3.70m (12'2")
Kitchen	3.70m (12'2") x 2.40m (7'10")
Utility	2.70m (8'10") x 2.30m (7'7")
Bedroom 1	3.90m (12'10") x 3.20m (10'6")

En-suite	2.50m (8'3") x 0.80m (2'7")
Bedroom 2	3.90m (12'10") x 2.60m (8'6")
Bathroom	2.30m (7'7") x 2.20m (7'3")

Gross internal floor area (m²): 84m²
EPC Rating: D



THE LOCATION

1 Nether Davah is conveniently located within 11 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, 14 miles from the property.




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**Part
Exchange
Available**



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Surveyor



Layout graphics and design
ALLY CLARK
Designer

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