

4 Threave Place

INVERURIE, ABERDEENSHIRE, AB51 6BH



Immaculate semi-detached 3 bedroom close to all amenities. Desirable residential area in a quiet cul-de-sac location.



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McEwan Fraser Legal is delighted to offer to the market an immaculate walk-in condition three-bedroom family home. It is situated in a sought-after location in the popular residential development of Osprey Heights.

Completed by the renowned home builder Barratt Homes, this property exudes quality and offers spacious extended versatile family living. The property benefits from full double glazing, gas central heating, and quality fitted floor coverings with a neutral colour scheme. To fully appreciate the quality of the property, a viewing is essential.

THE LOUNGE



The entrance hall leads to all accommodation with a large spacious, bright lounge.

THE KITCHEN



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, and access to the utility room, guest WC, and integrated garage. The dining area features patio doors that lead to the large, fully enclosed rear garden.





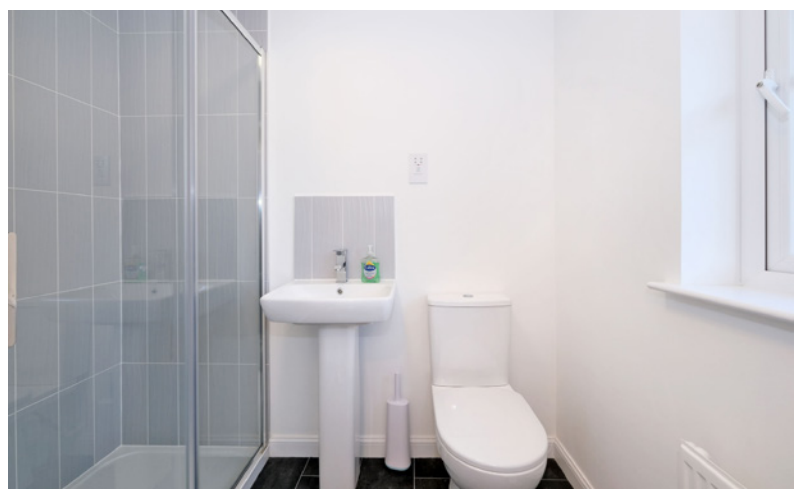
The carpeted staircase with a wooden balustrade leads to the first-floor landing. The master bedroom has an en-suite shower room and a dressing area with a large fitted wardrobe.

There are two further double bedrooms one of which has a fitted wardrobe, and the centrally located family bathroom with a shower over the bath completes the accommodation.

THE BATHROOM



THE MASTER BEDROOM



BEDROOM 2



BEDROOM 3

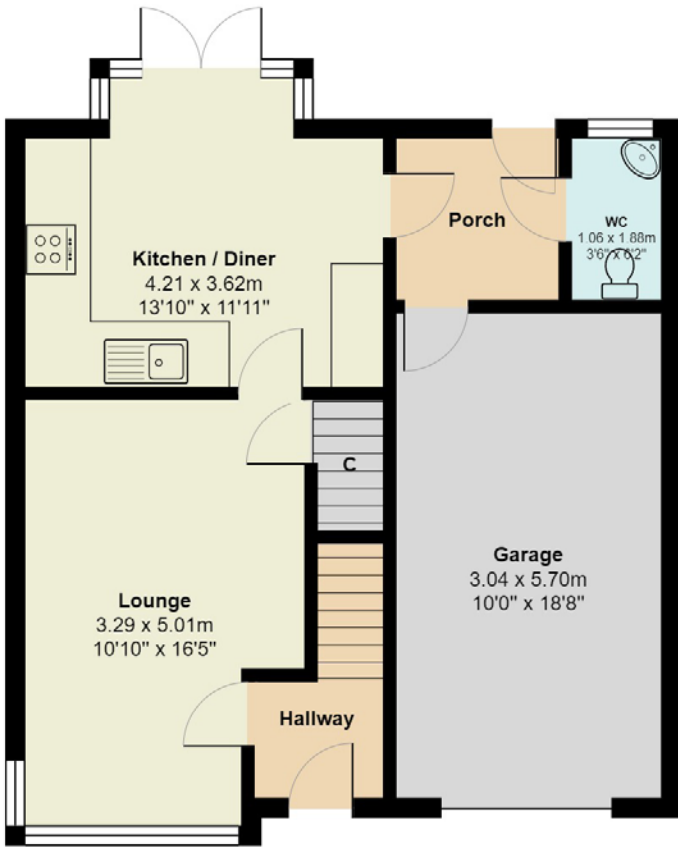


Externally, a tarred driveway leads to the garage and allows off-street parking and a path provides access to the rear garden via a wooden gate. The spacious private rear garden has a high perimeter fence on all sides and is laid mostly to lawn, providing a safe and secure environment for children and pets alike and a raised decked area and stone patio which are perfect for entertaining, enjoying the sun, and some alfresco dining.

EXTERNALS & VIEWS



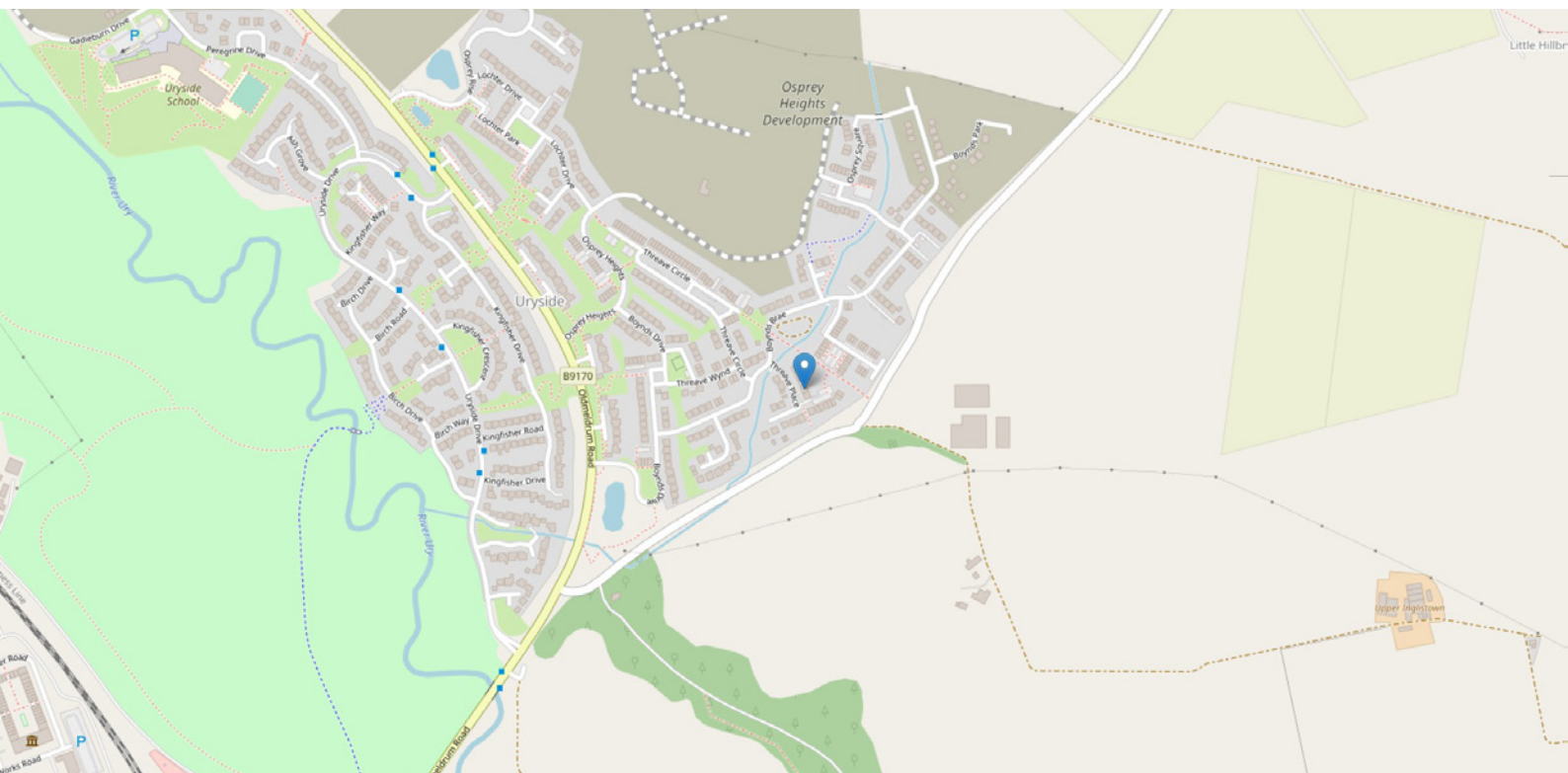
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 92m² | EPC Rating: C

Extras: All fitted floor coverings, light fittings, curtains, and blinds are included in the sale.



THE LOCATION

Number 4 Threave Place is located approximately one mile from the ever-expanding, bustling market town of Inverurie. It is within easy commuting distance to Aberdeen, Dyce Airport, and the new Prime Four site at Kingswells with the A96 and Aberdeen Western Peripheral Route within easy property access, making all areas north and south of the city easily accessible.





Many leisure facilities are available in the area, including horse riding, country walks, mountain bike trails, and several golf courses to be enjoyed.

Inverurie provides all the facilities one would expect, including a fantastic choice of educational establishments. There are several banking options, NHS health centres, local shops, post offices, 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 are available from Aberdeen Dyce Airport, 14 miles from the property.




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