



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

01224 472 441

**2 Torryburn Court**

KINTORE, AB51 0ZN

# Kintore

AB51 0ZN

2 Torryburn Court is located in Kintore, a popular country town which is well served by local shops, pre and primary school, library, medical centre and pharmacy. A comprehensive bus network is available from the town with the East Coast Rail network operating through Inverurie which allows easy commuting to the city of Aberdeen, Dyce and to the new Prime Four site at Kingswells.

The bustling market town of Inverurie can be found two miles to the west where a further choice of pre and primary schooling and higher education can be found along with a multitude of other amenities including several banking options, major NHS health centres, local shops, Post Office, major supermarkets, restaurants, cafés, tearooms, delicatessens, hotels and pubs.

A wide range of sporting and recreational attractions are available in the area including golf courses at Kintore, Inverurie, Kemnay and Newmachar where there are two courses, one of Championship standard, salmon and sea Trout fishing is available on the River Don and there is also the opportunity to enjoy lovely hill and forest walks. The location is also extremely convenient for the Airport at Dyce where national and international flights are provided.



# 2 Torryburn Court

KINTORE, AB51 0ZN

Situated in a popular residential area in a quiet leafy cul-de-sac location with only two other properties and located a short distance to all the local amenities, number 2 Torryburn Court is a substantial dwelling offering spacious living accommodation over two floors.

This exceptionally spacious property provides superb modern day family living and boasts many appealing features. The property requires a slight kitchen upgrade and redecoration throughout except for an immaculate and recently completed high-quality four-piece family bathroom. The property further benefits from full double glazing and gas central heating. This property undoubtedly would suit the young family with room to grow or the extended family. Early viewing is highly recommended to fully appreciate the potential that this property offers and its fantastic location.

The hallway provides access to the all accommodation, a spacious bright lounge with bay window, dining room, dining kitchen with some

integrated appliances that is open plan to the family area with patio doors to the rear garden, utility room with guest WC and access to the rear of the property. A carpeted staircase with wooden balustrade leads to the first-floor landing. The master bedroom has an en-suite shower room with fitted his and hers wardrobes. There are two further generously proportioned double bedrooms, both of which have fitted wardrobes, and a further smaller bedroom. The immaculate, centrally located, family bathroom with separate shower cubical completes the accommodation.

Spacious garden grounds with off-street parking are immediately in front of the large detached garage which has power and light. The front garden is laid mostly to lawn with borders containing a scattering of mature shrubs, trees and seasonal flowers. A substantial rear garden is accessed from the side of the property, patio doors or rear door from the utility room and is laid mostly to lawn, a safe and secure environment for children and pets alike. The patio area is ideal for some al-fresco dining, outdoor entertaining and enjoying the sun.

Lounge



Kitchen / Family Room / Utility



Dining Room



*“... exceptionally spacious property provides superb modern day family living and boasts many appealing features ...”*

Hall



WC



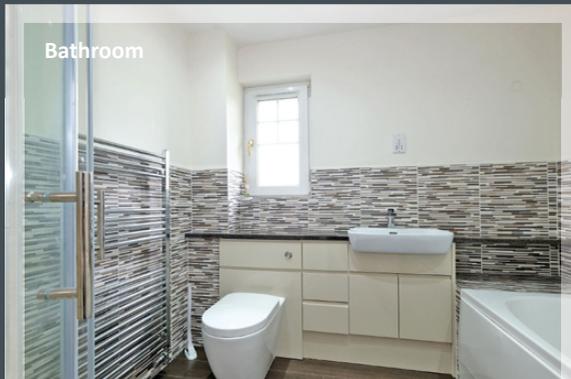
Master Bedroom / En-Suite



Bedroom



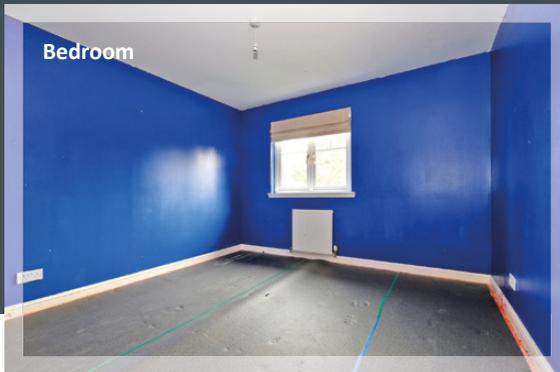
Bathroom



Bedroom



Bedroom



# Specifications

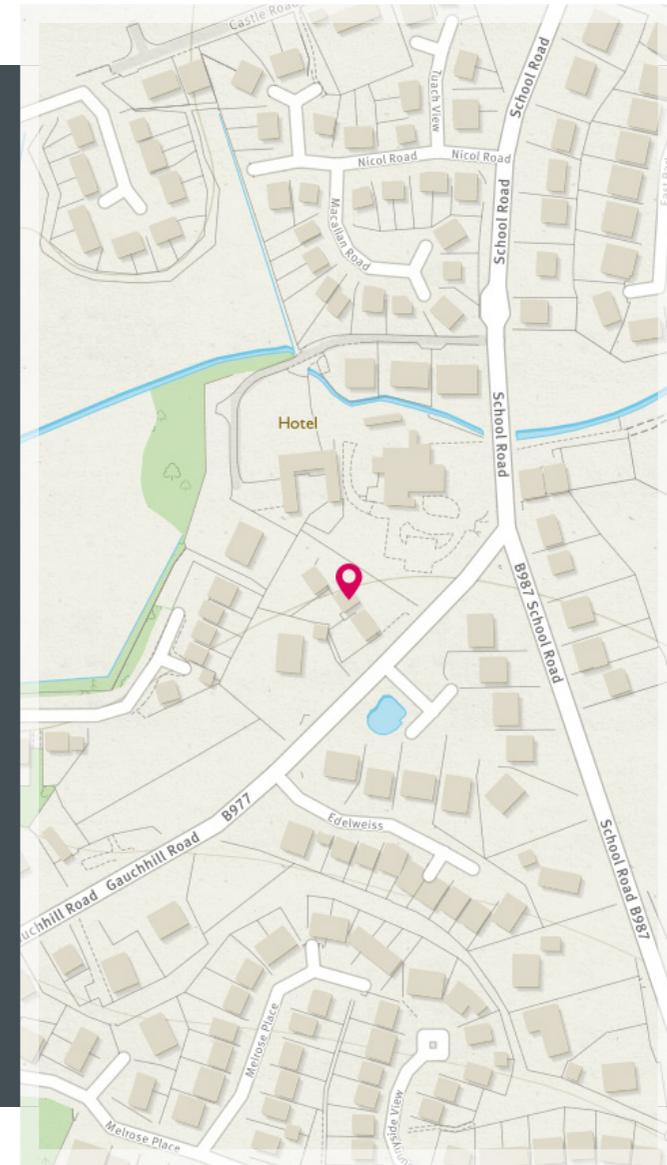
FLOOR PLAN, DIMENSIONS & MAP



Approximate dimensions taken from the widest point.

Gross internal floor area (m<sup>2</sup>): 134m<sup>2</sup> | EPC Rating: C

Extras (Included in the sale): All fitted carpets, floor coverings, curtains, blinds, light fittings, shades and integrated kitchen appliances.






**McEwan Fraser Legal**  
Solicitors & Estate Agents

Tel. 01224 472 441  
www.mcewanfraserlegal.co.uk  
info@mcewanfraserlegal.co.uk

**Part  
Exchange  
Available**

**Disclaimer :** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description  
**PETER REID**  
Surveyor



Layout graphics and design  
**ALLY CLARK**  
Designer