



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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## 5 Dean House

CROSSOVER ROAD, INVERURIE, ABERDEENSHIRE, AB51 4SH



# INVERURIE

Number 5 Dean House is located in a recently constructed development by the renowned Malcolm Alan Development Team and within walking distance to the bustling market town of Inverurie and within easy commuting distance to the city of Aberdeen, Dyce and the new Prime Four site at Kingswells.

There are numerous recreational facilities available locally, gymnasiums, swimming pool with a multitude of outdoor pursuits including, horse riding, country walks, mountain bike trails, fishing on the local rivers with fantastic golf courses in the area.

All the normal facilities one would expect can be found in Inverurie a fantastic choice of pre-school, primary school and higher education. 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 and Rail network is available from the town, providing a link to both Inverness and Aberdeen. National and international flights are provided by Aberdeen Dyce Airport approximately 15 miles from the property.

# ABERDEENSHIRE





## 5 DEAN HOUSE

Forming part of a much sought after modern development, in a very central location only a short walk to local shops, amenities and the local train station.

A fantastic opportunity to purchase this exceptionally spacious two bedroom first-floor luxury apartment which is presented to the market in an immaculate walk-in condition.

Number 5 Dean House enjoys the conveniences of a security entry system, resident's car parking and secure bike store with a factor having been appointed for the upkeep of the communal grounds and immaculate internal areas.

This spacious well-presented property has been designed and built to a fantastic specification with the use of quality materials, fixtures and fittings throughout with full UPVC double glazing and gas central heating. This stunning apartment further benefits from immaculate fresh neutral décor, a fully fitted integrated dining kitchen with space for a table and chairs, spacious lounge with dual aspect windows and master bedroom with en-suite shower room. A further large double bedroom with fitted wardrobes, and spacious well-equipped family shower room.

Offering bright, generous sized accommodation, with its fantastic location this property would suite a professional couple or a fantastic buy-to-let investment.

There is allocated car parking with ample guest parking available. Secured bike storage with a secured and well kept communal bin area.





# BEDROOMS & BATHROOMS



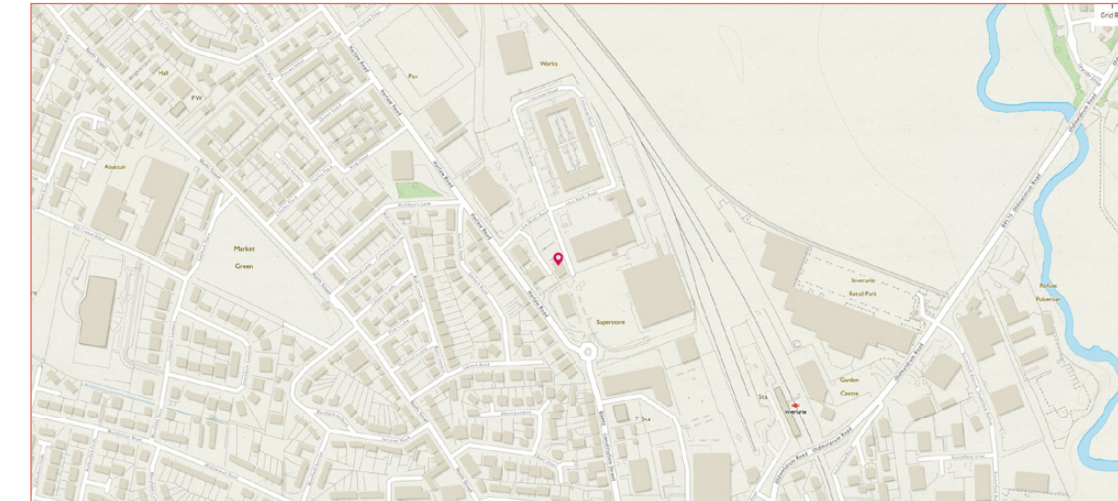
- LOCAL AMENITIES
- SUPERMARKET
- No. ROAD LINKS
- LEISURE FACILITIES
- TRAIN LINKS
- BUS LINKS
- CLOSE TO AIRPORT
- PLACES TO EAT

Approximate Dimensions  
(Taken from the widest point)

Lounge	6.00m (19'8") x 3.80m (12'6")
Kitchen	3.90m (12'10") x 2.80m (9'2")
Bedroom 1	5.10m (16'9") x 3.30m (10'10")
Bedroom 2	3.20m (10'6") x 2.90m (9'6")
En-suite	2.40m (7'10") x 1.50m (4'11")
Shower Room	1.80m (5'11") x 1.50m (4'11")

Gross internal floor area (m<sup>2</sup>): 74m<sup>2</sup>  
EPC Rating: B

Extras (Included in the sale): The property will be sold inclusive of all carpets, floor coverings, blinds, light fittings and integrated kitchen appliances.





  
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**Part  
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Text and description  
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 Surveyor



Professional photography  
**SCOTT MARSHALL**  
 Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
 Designer