




McEwan Fraser Legal
Solicitors & Estate Agents
01224 472 441

3 Pittendrigh Court
INVERURIE, AB51 3JB



THE LOCATION

INVERURIE

ABS13JB

Number 3 Pittendrigh Court is located within a popular residential area of Port Elphinstone in the ever-expanding, bustling market town of Inverurie and within easy commuting distance to the city of Aberdeen, Dyce and the new Prime Four site at Kingswells especially with the A96 and the new Aberdeen Western Peripheral Route a short distance from the property.

There are numerous leisure facilities available in the area, horse riding, country walks, mountain bike trails, with numerous golf courses in the area to be enjoyed. 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, 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 14 miles from the property.



3 PITTENDRIGH COURT

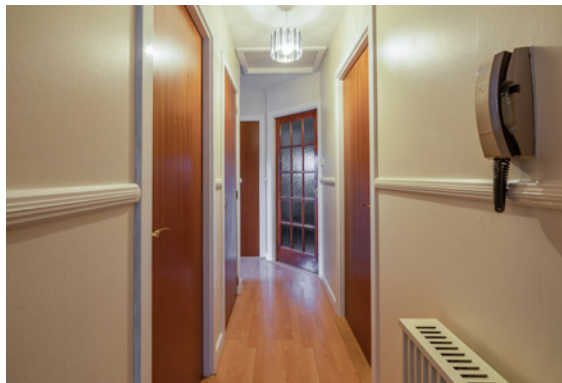
INVERURIE, AB51 3JB

Forming part of a much sought after development, a fantastic opportunity to purchase an exceptionally spacious two bedroom first floor flat, which is presented to the market in an immaculate walk-in condition. Number 3 Pittendrigh Court enjoys the conveniences of a security entry system and resident's car parking with a factor having been appointed for the upkeep of the communal grounds and internal areas.

This spacious well present property has been maintained regardless of cost by the current owner, with recent double glazed windows and a new economical electric heating system.

The property further benefits from immaculate fresh neutral décor, spacious lounge, dining kitchen, two large double bedrooms, and spacious well-equipped family shower room. Offering bright, generous sized accommodation, with its fantastic location this property would suit a first-time purchase, professional couple or a fantastic buy-to-let investment. Early viewing is a must and is highly recommended.

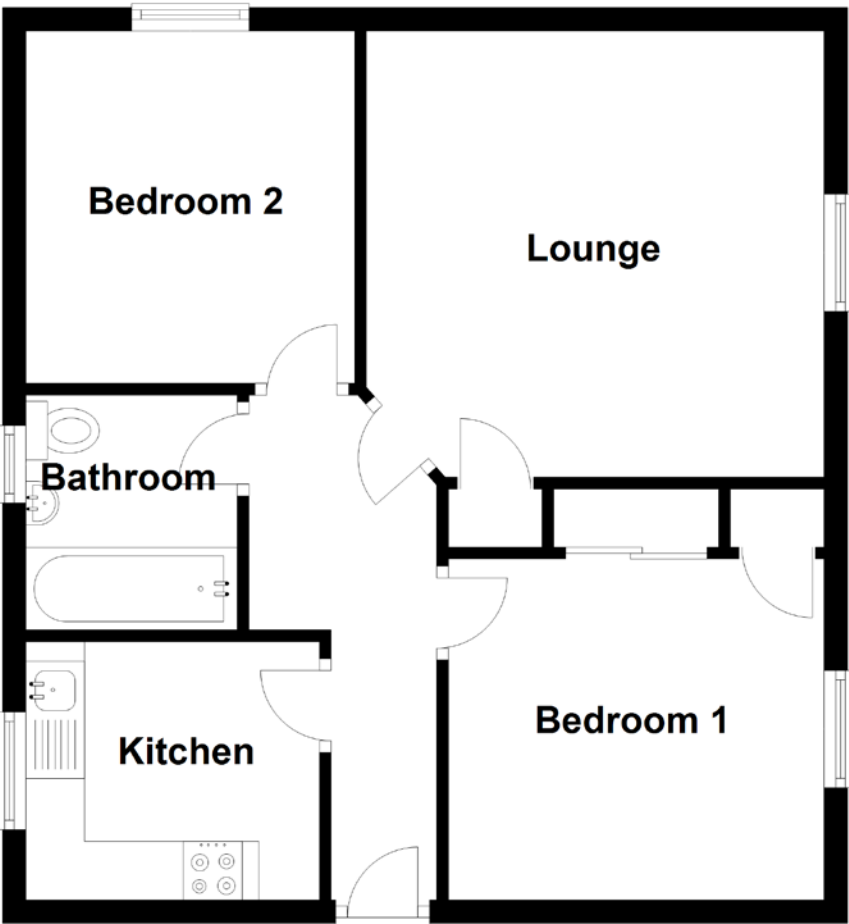
There is allocated car parking with ample guest parking available.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	3.90m (12'10") x 3.80m (12'6")
Kitchen	2.50m (8'2") x 2.20m (7'3")
Bedroom 1	3.20m (10'6") x 2.90m (9'6")
Bedroom 2	3.00m (9'10") x 2.80m (9'2")
Bathroom	2.00m (6'7") x 1.80m (5'11")

Gross internal floor area (m²): 51m² | EPC Rating: D

Extras (Included in the sale): The property will be sold inclusive of all floor coverings, blinds and light fittings, all other soft furnishings and electrical items are by separate negotiation.

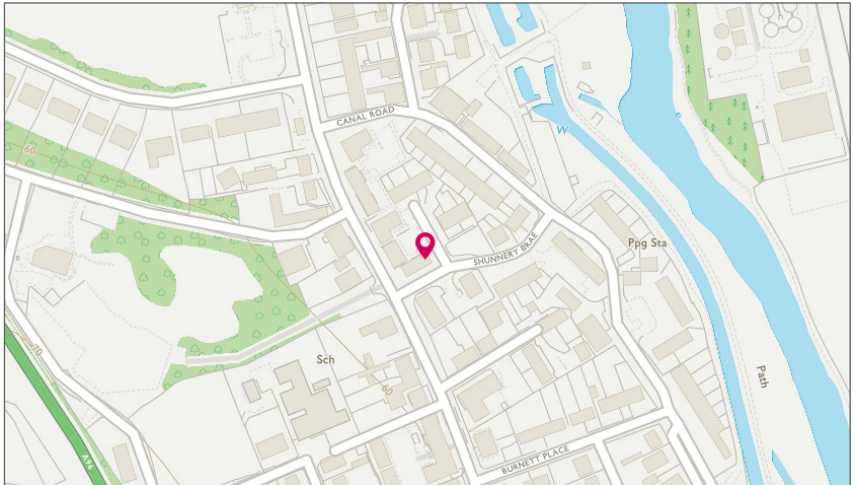


Image credit: <https://www.odinmaps.co.uk/compare/>



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



Professional photography
MICHAEL MORLEY
Photographer



Layout graphics and design
ALLY CLARK
Designer