

7 Pickersgill House

CROSSOVER ROAD, INVERURIE, AB51 4SA



TOP FLOOR LUXURY APARTMENT WITH TWO
BEDROOMS & TWO BATHROOMS



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McEwan Fraser Legal is delighted to present this exceptionally large (80m²) Top Floor luxury apartment with two bedrooms & two bathrooms in immaculate walk-in condition. This spacious well-presented property has been designed and built to a fantastic specification using quality materials, fixtures and fittings throughout with full timber casement double glazing and gas central heating (Alpha Boiler).

This stunning apartment further benefits from immaculate fresh neutral décor, a fully fitted integrated dining kitchen (Neff appliances) with a dining space, and an ample lounge with three large windows, giving it a bright, airy feel. The primary bedroom is complete with an en-suite bathroom, an integral fitted wardrobe, and a further large double bedroom with fitted wardrobes. There is also a good-sized, well-equipped family shower room.







Bedroom 1



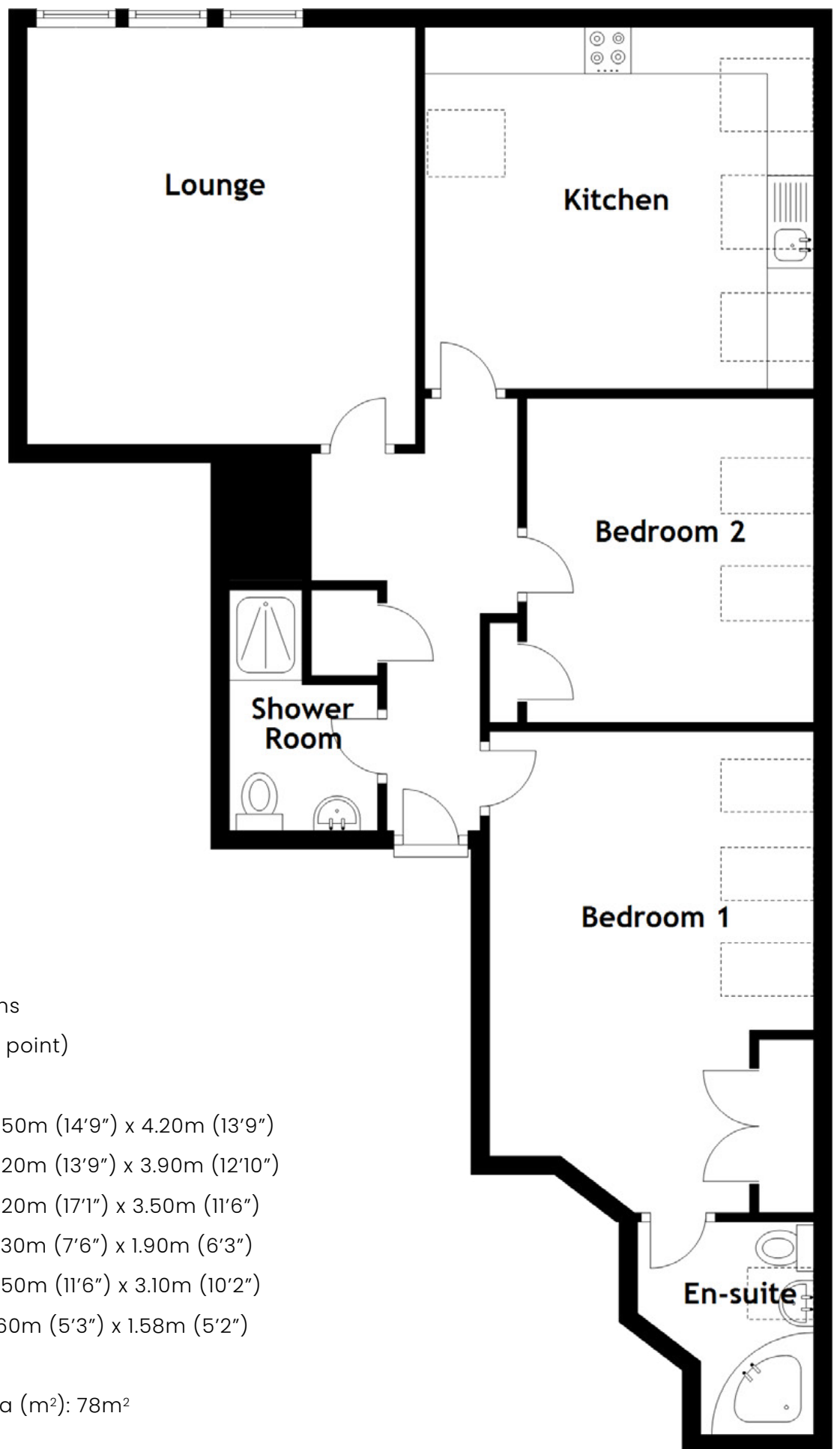


Bedroom 2









Approximate Dimensions
(Taken from the widest point)

Lounge	4.50m (14'9") x 4.20m (13'9")
Kitchen	4.20m (13'9") x 3.90m (12'10")
Bedroom 1	5.20m (17'1") x 3.50m (11'6")
En-suite	2.30m (7'6") x 1.90m (6'3")
Bedroom 2	3.50m (11'6") x 3.10m (10'2")
Shower Room	1.60m (5'3") x 1.58m (5'2")

Gross internal floor area (m²): 78m²

EPC Rating: B

Pickersgill House forms part of a much sought-after modern development in a central location only a short walk to local shops, amenities and the local train station. It enjoys the conveniences of a security entry system, resident's car parking and a secure bike store with a factor appointed for the upkeep of the communal grounds and immaculate internal areas.

The apartment offers light, airy, generous accommodation in a fantastic location; this property would suit a professional couple or someone seeking a high-end luxury residence.





7 Pickersgill House, built by the renowned Malcolm Alan Homes, is located within 0.5 miles 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 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, 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 are provided by Aberdeen Dyce Airport, 14 miles from the property.

The Location



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Part
Exchange
Available



Text and description
SCOTT MARSHALL
Surveyor



Layout graphics and design
ALAN SUTHERLAND
Designer

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