

16 Mither Tap

INVERURIE, ABERDEENSHIRE, AB51 4LT



*A PRISTINE WALK-IN CONDITION FOUR-BEDROOM
DETACHED FAMILY HOME WITH A GARAGE*



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McEwan Fraser Legal is delighted to offer the market a pristine walk-in condition four-bedroom Detached family home with a garage. It is situated in the sought-after Mither Tap in the North West of Inverurie. This property exudes quality and offers spacious 121m², extended, versatile family living.

Entering the front door, the stairs to the first floor are immediately ahead. Turning to your right is a comfortable, bright lounge featuring a Bay Window and under stairs storage cupboard. The simply stunning kitchen/diner is beautifully fitted (AEG appliances) in an open plan arrangement with multiple wall and base-mounted units with contrasting worktop surfaces, quality integrated appliances and superior levels of built-in storage; there is also access to a useful utility room; created by partitioning the rear of the garage.

From the kitchen is a door that leads to the medium-sized and manageable landscaped rear garden. A pitched roof sun room (20m²) with Velux windows inundates the house with natural light and completes the ground floor.





Kitchen/Diner

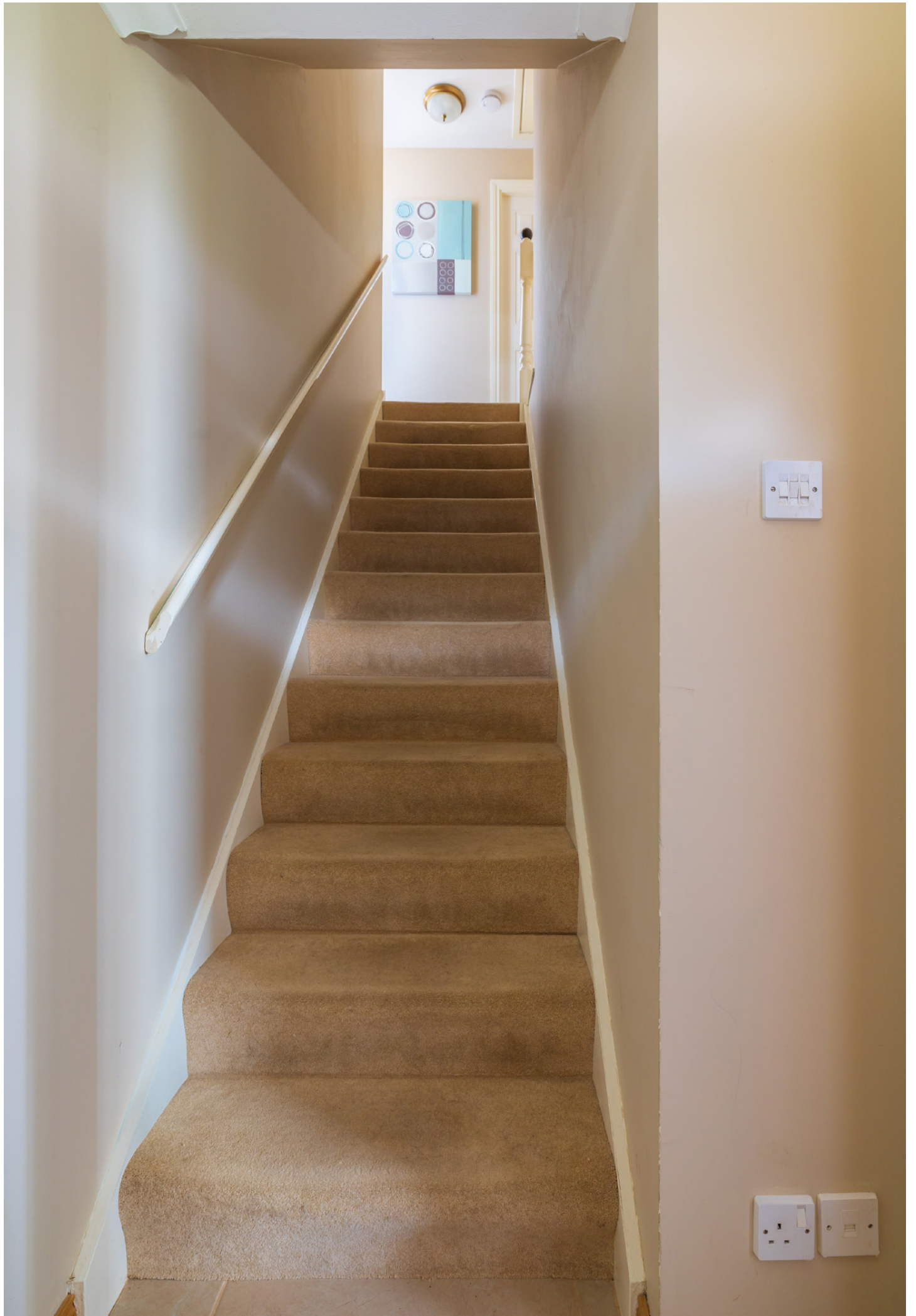




Sun Room







The staircase leads to the first-floor landings. On the first floor, you have three double bedrooms and a single room/work-from-home space with a fitted wardrobe. The main bedroom has an en-suite bathroom and a storage cupboard, a superior family bathroom with a shower over the bath and a heated towel rail complete upstairs.



*“...THE MAIN
BEDROOM
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BATHROOM
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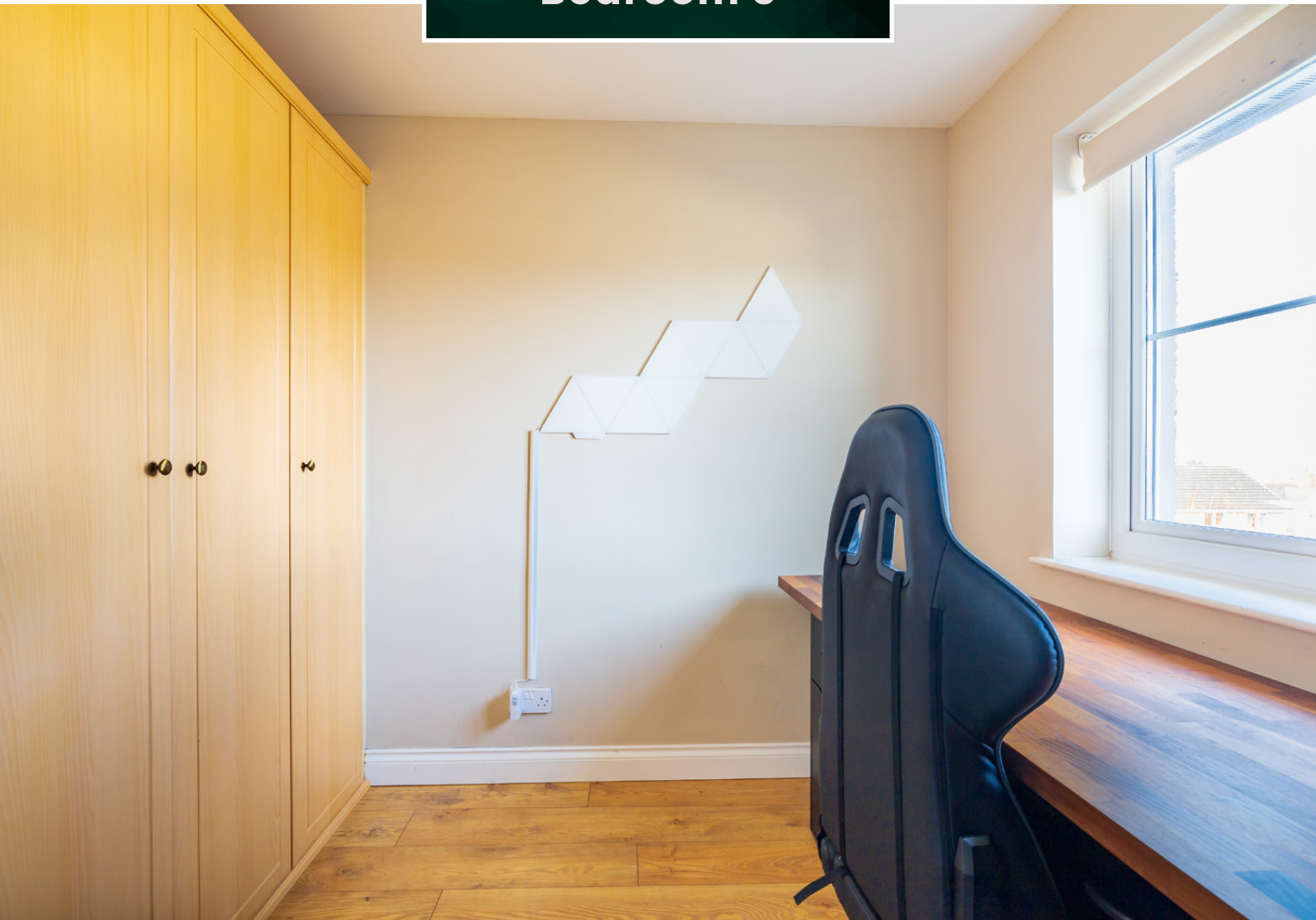


Bedroom 2





Bedroom 3

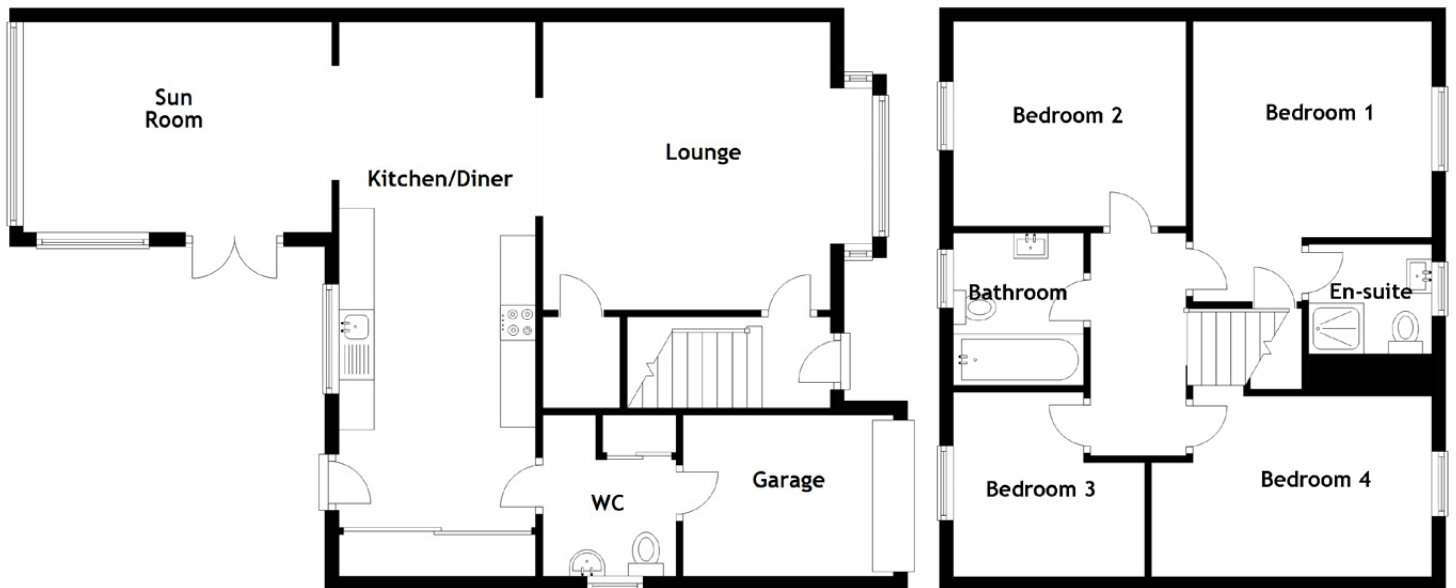




Bedroom 4







Approximate Dimensions

(Taken from the widest point)

| | | | |
|---------------|-------------------------------|--|-------------------------------|
| Kitchen/Diner | 7.20m (23'7") x 2.80m (9'2") | Bedroom 3 | 2.70m (8'10") x 2.60m (8'7") |
| Lounge | 4.70m (15'5") x 4.10m (13'5") | Bedroom 4 | 4.11m (13'6") x 2.70m (8'10") |
| Sun Room | 4.40m (14'5") x 3.00m (9'10") | Bathroom | 2.10m (6'11") x 1.90m (6'3") |
| WC | 2.30m (7'6") x 1.90m (6'3") | Gross internal floor area (m ²): 120m ² | |
| Bedroom 1 | 4.10m (13'5") x 3.50m (11'6") | EPC Rating: C | |
| En-suite | 1.80m (5'11") x 1.60m (5'3") | | |
| Bedroom 2 | 3.40m (11'2") x 3.00m (9'10") | | |



Externally, a tarred driveway leads to the Garage and allows off-street parking for 2/3 vehicles; a path provides access to the rear garden via a wooden gate. The double patio doors open from the sun room to a loc-block upper patio, perfect for entertaining or relaxing in privacy. A mature multi-level rear garden (fully fenced) has been stunningly landscaped with chipped stone paths winding down to a lower stone patio and wooden garden shed. The shrubs/planted areas provide a genuinely low-maintenance space; a fantastic secure zone for children and pets alike is perfect for entertaining and enjoying the sun.

The property benefits from full double glazing, gas central heating (Worcester/Bosch boiler) and quality fitted floor coverings with a neutral colour scheme. A viewing is essential to appreciate the undeniable quality of the property thoroughly.

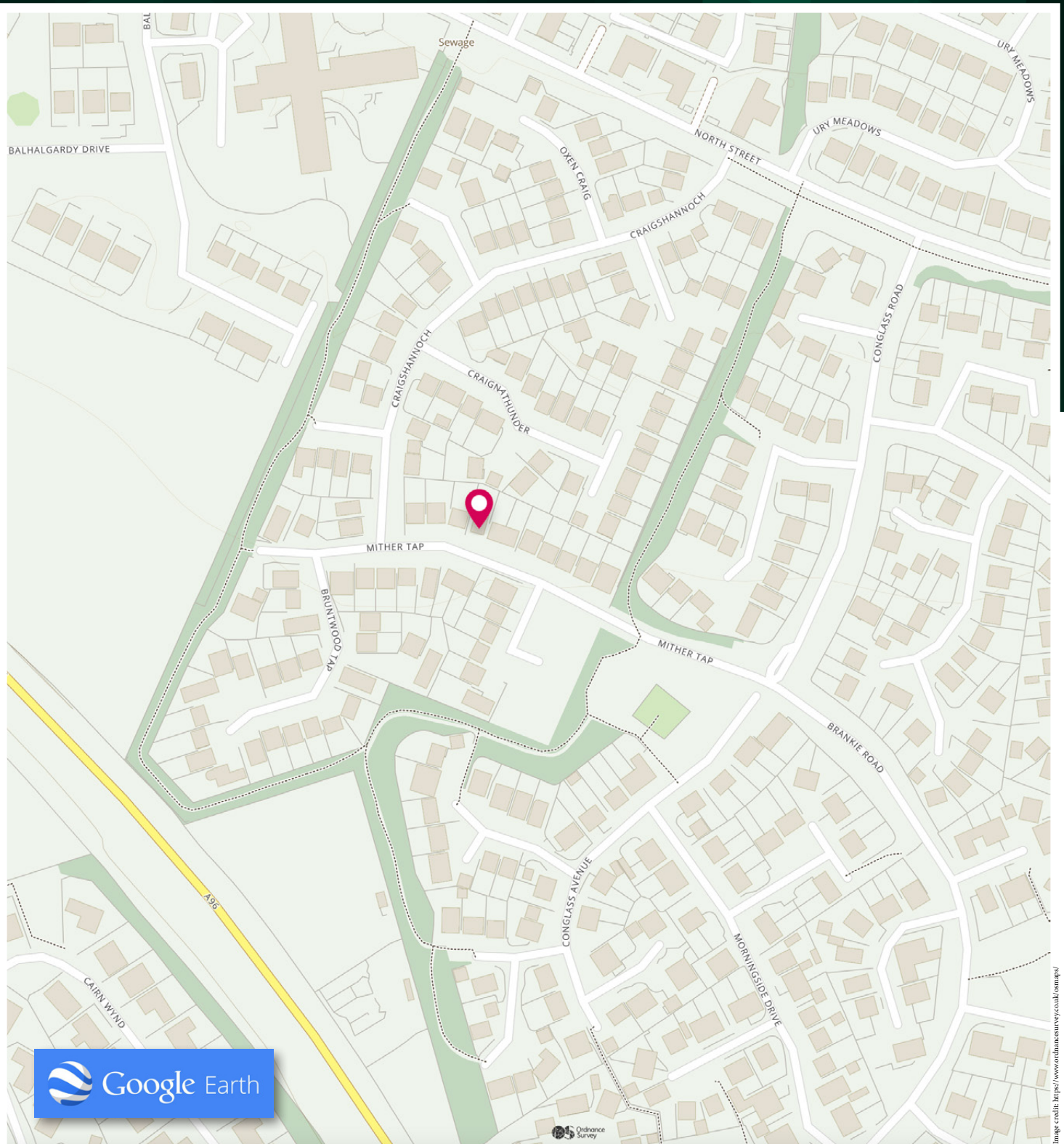
The Property



16 Mither Tap is conveniently located in the North West of Inverurie, approximately 1.4 miles from the centre in the expanding, bustling market town. 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. Inverurie provides a wide range of amenities, 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 from Dyce Airport, 14 miles from the property.



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