



**McEwan Fraser Legal**

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15 Craignathunder

INVERURIE, AB51 4LQ



Inverurie

AB51 4LQ

15 Craignathunder occupies a fantastic elevated position in a quiet cul-de-sac and a very popular residential location. This stunning property is a few minutes drive 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 leisure facilities available in the area, golfing on some fantastic local courses, horse riding, mountain bike trails and numerous country walks to be enjoyed.

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





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Forming part of a much sought after popular residential area in a quiet cul-de-sac location of Inverurie. A fantastic opportunity to purchase a modern four bedroom detached dwelling. Offering spacious family living accommodation over two floors which the present owners have maintained to a high standard. Benefiting from stylish fittings and furnishings immaculate floor coverings and fresh neutral décor. Further benefiting from full uPVC double glazing and gas central heating. Ideally located and an absolute must view to fully appreciate all that is on offer. With its fantastic popular residential location, this property would suit a young family with room to grow, a professional couple or a Buy-to-Let investment. Early viewing is highly recommended.

Offering generous sized accommodation, the property consists of a modern kitchen with part integrated appliances and dining area, huge lounge with patio doors to the rear garden a further family room/formal dining room. On the upper floor is a centrally located family bathroom with power shower, master bedroom with en-suite shower room and three further double bedrooms. In addition, there are ample storage cupboards throughout the property.

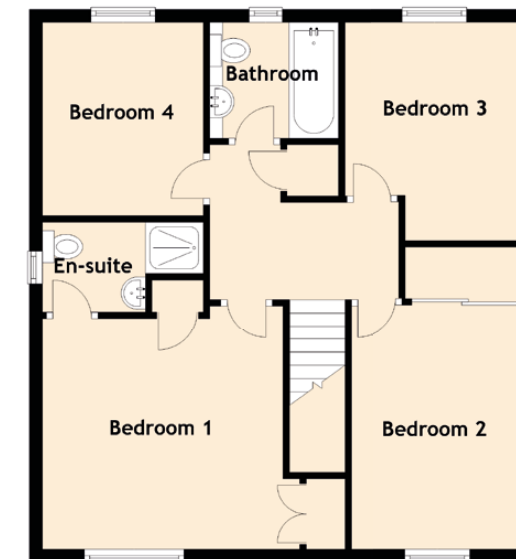
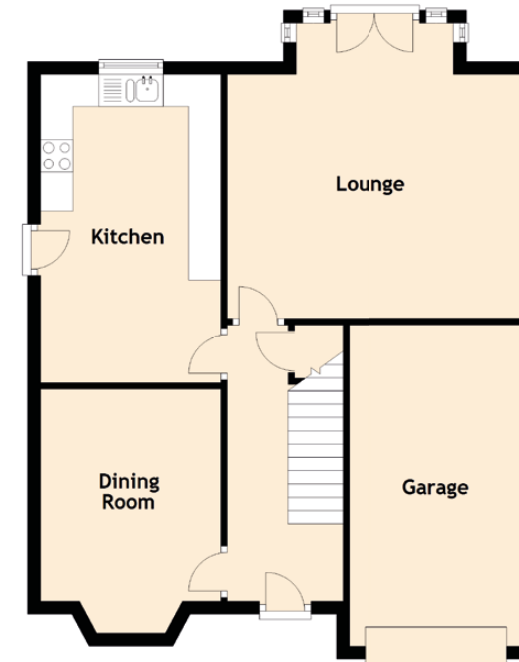
The front garden has a driveway allowing off-street parking for two vehicles immediately in front of the integrated garage. This garden is laid mostly to lawn with borders containing various shrubs, plants and seasonal flowers. A substantial private rear garden has a patio area accessed from the patio doors in the lounge or the kitchen door. This extensive garden has a high perimeter fence laid mostly to lawn with further planting seasonal flowers shrubs and plants, a fantastic secure area for children and pets alike, the large patio area is perfect for entertaining and enjoying the sun.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.60m (15'1" x 4.60m (15'1")
Kitchen	4.80m (15'9" x 2.80m (9'2")
Dining Room	3.30m (10'10" x 2.80m (9'2")
Bedroom 1	4.00m (13'1" x 3.60m (11'10")
En-suite	2.50m (8'2" x 1.40m (4'7")
Bedroom 2	3.30m (10'10" x 2.70m (8'10")
Bedroom 3	3.40m (11'2" x 2.80m (9'2")
Bedroom 4	3.00m (9'10" x 2.50m (8'2")
Bathroom	2.00m (6'7" x 1.80m (5'11")
Garage	5.00m (16'5" x 2.90m (9'6")

Gross internal floor area (m²): 112m² | EPC Rating: C

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

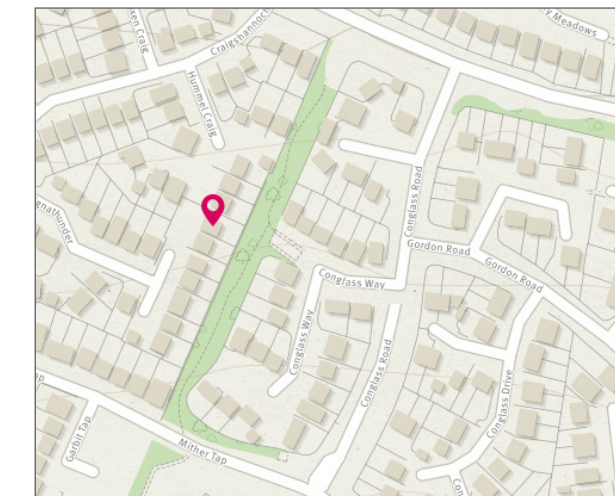


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>



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