

# 13 Threave Circle

INVERURIE, ABERDEENSHIRE, AB51 6AZ



*An immaculate walk-in condition four-bedroom family home*



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McEwan Fraser Legal are delighted to offer to the market an immaculate walk-in condition four-bedroom family home. It is situated in a sought-after location in the popular residential development of Osprey Heights. Completed by Barratt Homes in the style of the Fernie, this property exudes quality and offers spacious extended versatile family living.

# THE LOUNGE



The entrance hall leads to all accommodation, a large spacious, bright lounge.

# THE KITCHEN/DINER



The kitchen/diner (Amtico Flooring) is beautifully fitted in an open plan arrangement with multiple wall and base mounted units with contrasting worktop surfaces, quality integrated appliances and access to the utility room. The dining area features Bay patio doors that lead to the large, fully enclosed rear garden.





# THE UTILITY & WC





The staircase leads to the first-floor landing. On the first floor, you have four double bedrooms, two have fitted wardrobes one has a storage cupboard. The master bedroom has an en-suite bathroom and a superior family bathroom with a shower over the bath, which completes this floor.

The property benefits from full double glazing, gas central heating, quality fitted floor coverings with a neutral colour scheme.

## THE MASTER BEDROOM









# BEDROOM 2



# BEDROOM 3





# BEDROOM 4



# THE BATHROOM





Externally, a tarred driveway leads to the garage and allows off-street parking for at least three vehicles; a path provides access to the rear garden via a wooden gate. A large rear garden is fenced on all sides, laid to lawn; a fantastic secure area for children and pets alike is perfect for entertaining and enjoying the sun.

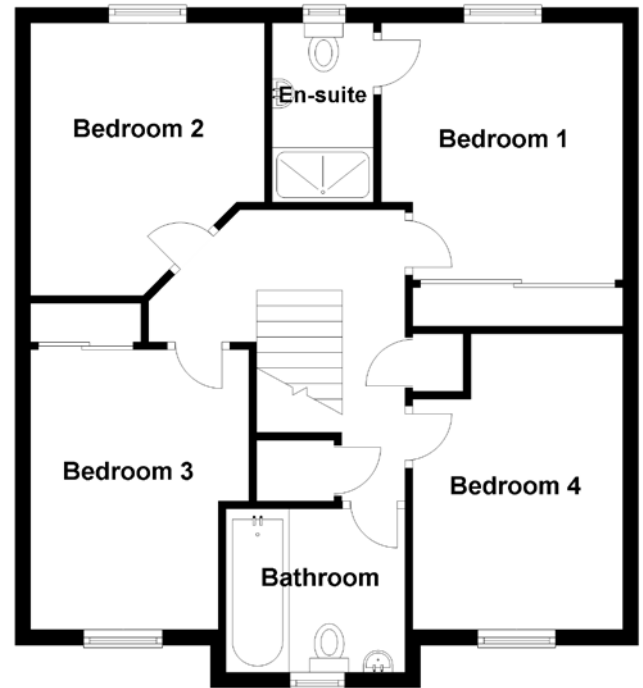
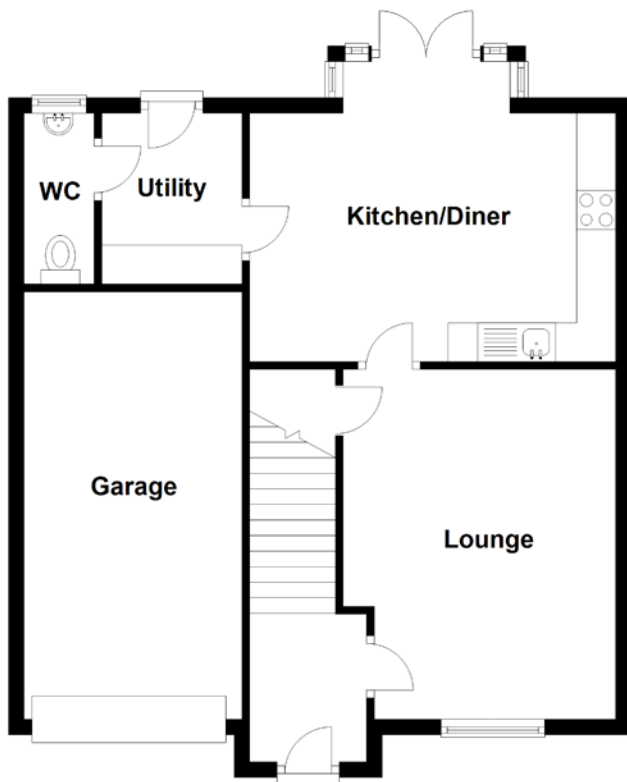
To fully appreciate the quality of the property, a viewing is essential.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP



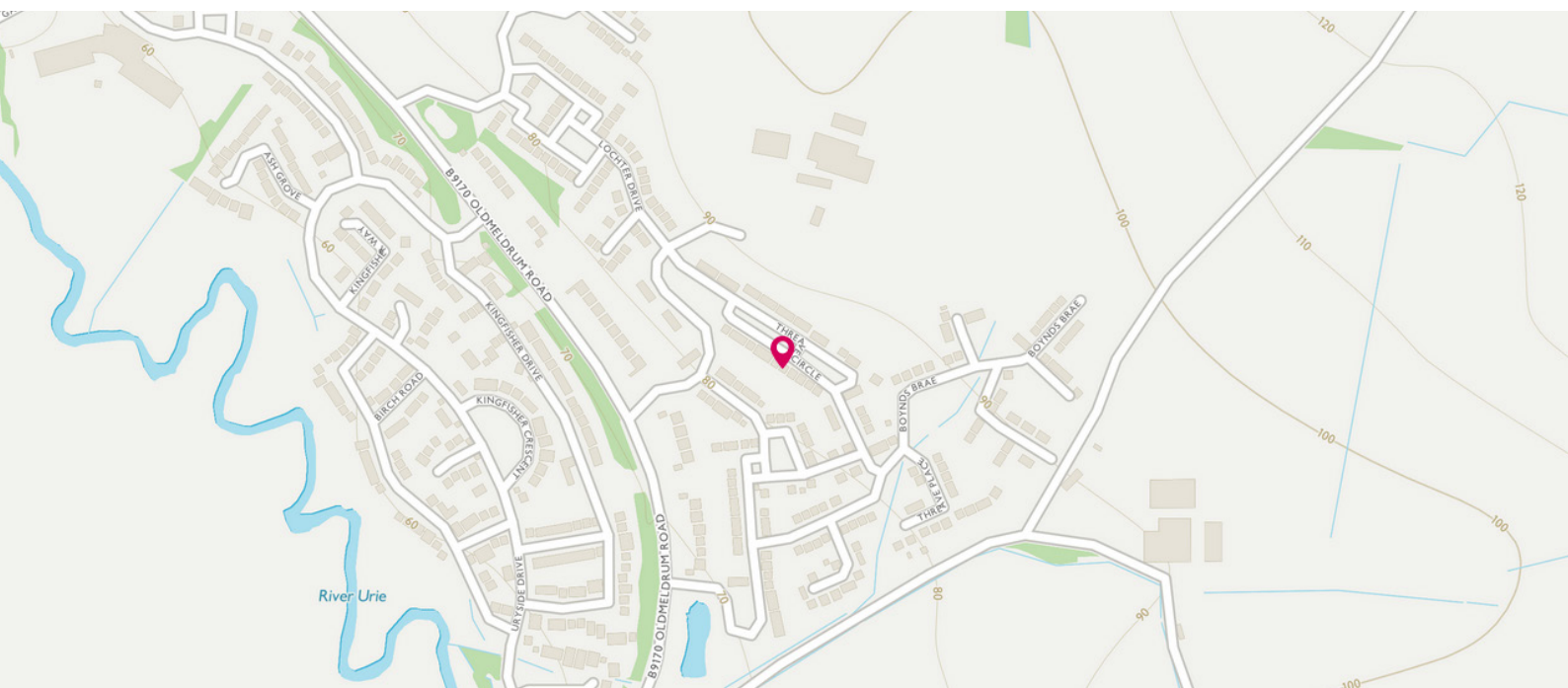
Approximate Dimensions (Taken from the widest point)

Lounge	4.50m (14'9") x 3.50m (11'6")
Kitchen/Diner	4.70m (15'5") x 3.30m (10'10")
Utility	2.20m (7'3") x 1.80m (5'11")
WC	2.20m (7'2") x 0.90m (2'11")
Bedroom 1	3.40m (11'2") x 3.10m (10'2")
En-suite	2.30m (7'7") x 1.30m (4'3")

Bedroom 2	3.70m (12'2") x 2.90m (9'6")
Bedroom 3	3.60m (11'10") x 2.80m (9'2")
Bedroom 4	3.80m (12'6") x 2.40m (7'10")
Bathroom	2.30m (7'7") x 2.10m (6'11")
Garage	5.50m (18') x 2.80m (9'2")

Gross internal floor area (m<sup>2</sup>): 107m<sup>2</sup>

EPC Rating: C





# THE LOCATION

13 Threave Circle is found within 1 mile of the centre of the expanding, bustling market town of Inverurie. It is within easy commuting distance to 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.







There are many leisure facilities available in the area, horse riding, country walks, mountain bike trails, and several golf courses to be enjoyed. Inverurie provides all the facilities one would expect, including a fantastic choice of education establishments. Several banking options, NHS health centres, local shops, post offices, 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 available from Aberdeen Dyce Airport, 14 miles from the property.



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Surveyor



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