




McEwan Fraser Legal
Solicitors & Estate Agents
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9 Kingfisher Place

INVERURIE, ABERDEENSHIRE, AB51 6AE

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9 Kingfisher Place is located in a cul-de-sac location in the extremely popular and sought after residential development of Osprey Village and was completed by the renowned Barratt Homes group. Located just a few minutes drive to the expanding and 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 with both indoor and outdoor pursuits, including bowling, swim, golf, horse riding, mountain bike trails and numerous country walks to be enjoyed. The rivers Don and Ury are renowned for their salmon and trout fishing.

All the other normal facilities one would expect can be found within Inverurie a fantastic choice of pre-school, primary school and higher education with a recently open new education complex minutes from the property. There are also several banking options, NHS health centre, local shops, Post Office, major supermarkets, restaurants, cafés, and 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 fifteen miles from the property.



9 KINGFISHER PLACE

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McEwan Fraser Legal are delighted to offer to the market a fantastically located six bedroom family home. Situated in a prime and sought after quiet cul-de-sac location in the popular residential development of Osprey Village. Completed by Barratt Homes in the style of the “Braemar” this property exudes grandeur over its three floors and offers spacious extended versatile family living. This is a must-view property and the only way to fully appreciate all that is on offer you will not be disappointed.

The entrance hall leads to all further accommodation including the double garage and cloakroom. The spacious bright lounge features French doors that lead to the rear garden. The dining kitchen is fully 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. Double doors provide access to the fully glazed conservatory that is fitted throughout with blinds, the rear garden is also accessed via the conservatory. The formal dining room with its bay window overlooks the front of the property and has ample space for a full sized dining table and chairs.

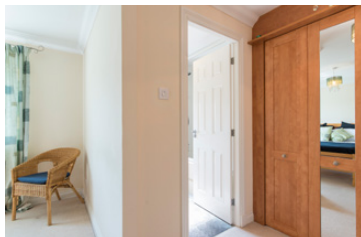
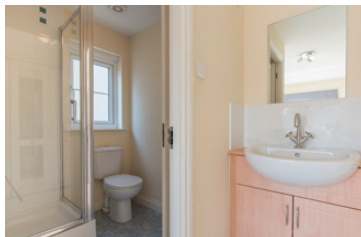
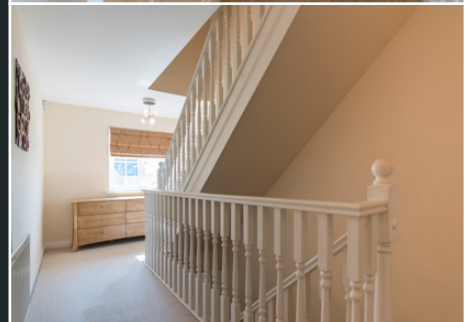
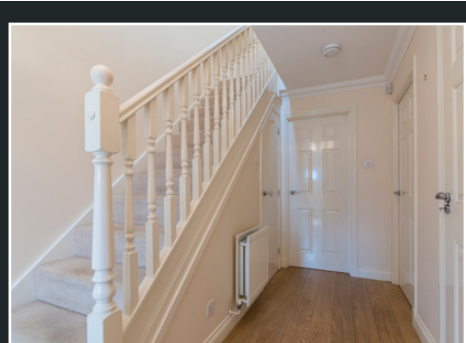
A wooden balustrade and bannister lead to

the first and second-floor landings. On the first floor, you have four double bedrooms all of which have fitted wardrobes. The larger of the four has a master en-suite bathroom and a dressing area. Two further bedrooms share a Jack and Jill style shower room. A spacious fourth bedroom, an office room and superior family bathroom with sports shower over the bath complete this floor.

The second-floor accommodation comprises of two oversized bedrooms both are awash with natural light from twin Velux windows, and one of which has the added bonus of master en-suite shower room. The property further benefits from full double glazing, gas central heating, quality fitted floor coverings and a neutral colour scheme throughout. Externally, a tarred driveway leads to the double garage and allows off-street parking for at least two vehicles, the garage is fitted with power, water and light. The front garden is laid to lawn with a path to the front door and access to the rear garden via a wooden gate. A substantial rear garden is fenced on all sides, laid mostly to lawn with borders containing seasonal flowers shrubs and plants, a fantastic secure area for children and pets alike, a large wooden decked area is perfect for entertaining and enjoying the sun.

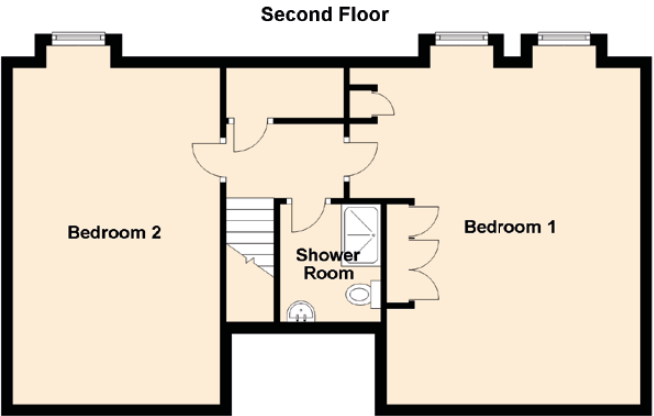
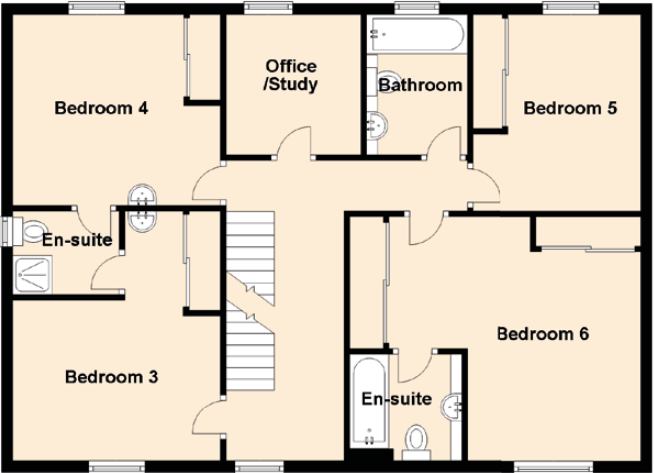








SPECIFICATIONS



Approximate Dimensions
(Taken from the widest point)

Ground Floor	
Lounge	5.00m (16'5") x 4.50m (14'9")
Kitchen	5.90m (19'4") x 3.40m (11'2")
Utility	2.40m (7'10") x 1.37m (4'6")
Conservatory	4.50m (14'9") x 3.00m (9'10")
Dining Room	3.70m (12'2") x 3.40m (11'2")
WC	1.80m (5'11") x 0.80m (2'7")
Garage	5.30m (17'5") x 5.20m (17'11")

First Floor	
Bedroom 3	3.40m (11'2") x 2.86m (9'5")
En-suite	1.90m (6'3") x 1.49m (4'11")
Bedroom 4	3.40m (11'2") x 3.20m (10'6")
Bedroom 5	3.50m (11'6") x 3.20m (10'6")
Bedroom 6	4.70m (15'5") x 4.35m (14'3")
En-suite	2.00m (6'7") x 1.90m (6'3")
Office/Study	2.50m (8'2") x 2.40m (7'10")
Bathroom	2.50m (8'2") x 1.80m (5'11")

Second Floor	
Bedroom 1	6.00m (19'8") x 5.60m (18'4")
Bedroom 2	6.00m (19'8") x 3.40m (11'2")
Shower Room	2.10m (6'11") x 1.80m (5'11")

Gross internal floor area (m²): 238m²

EPC Rating: C

Extras (Included in the sale): Included in the sale of this property will be all fitted carpets, floor coverings, curtains, blinds, light fittings, shades and integrated kitchen appliances.

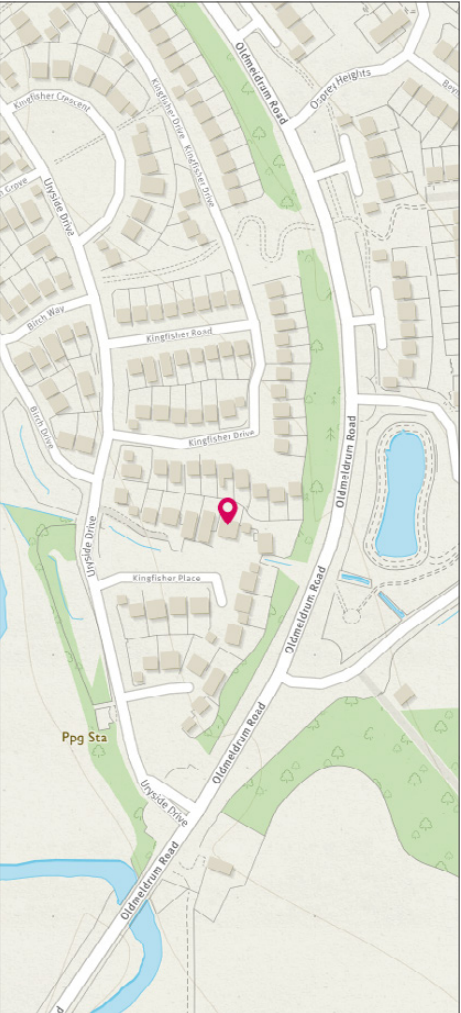


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Text and description
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Professional photography
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Photographer



Layout graphics and design
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Designer