




McEwan Fraser Legal
Solicitors & Estate Agents
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23 Charles Gardens

INVERURIE, ABERDEENSHIRE, AB51 4RU



AREA

INVERURIE

ABERDEENSHIRE, AB51 4RU



23 Charles Gardens is located within 0.5 mile 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. There are many leisure facilities available in the area, 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 both Inverness and Aberdeen. National and international flights are provided by Aberdeen Dyce Airport 14 miles from the property.

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CHARLES GARDENS

INVERURIE, ABERDEENSHIRE



McEwan Fraser Legal is delighted to present a rare opportunity to purchase this beautiful condition mid-terrace in Inverurie with immediate availability.

The property is constructed over two levels. Entering the accommodation via a vestibule which has a cupboard which is home to the electricity box and combi-boiler and to the left a ground floor WC. Moving into the hallway with a staircase and understairs workspace. Off the hall is a large comfortable lounge. At the end of the hallway, you enter an ergonomic modern well-equipped kitchen which includes an induction hob and electric oven, fridge/freezer, with space for a dishwasher plus good levels of storage. An open arch presents a rectangular dining room with a door opening to a small hall with access to the rear garden and a small utility with storage plus space for a washing machine and tumble drier which completes the ground floor.

Upstairs has a fresh and airy family bathroom with bath plus shower over bath. There are three upstairs bedrooms, one double bedroom with storage a second double bedroom plus a single room with twin cupboards.

In addition to this, the property includes a small front garden laid to lawn and to the rear a medium size garden which benefits from an exterior garden shed also laid to lawn. There is no dedicated parking however parking is available to the front of the property with ample public parking available close by. The property sits within a quiet cul-de-sac, with gas central heating and UPVC double-glazing. This house would make an excellent family home.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions
(Taken from the widest point)

Lounge	4.50m (14'9") x 3.80m (12'6")
Dining Room	3.50m (11'6") x 2.40m (7'10")
Kitchen	2.60m (8'6") x 2.30m (7'7")
WC	1.50m (4'11") x 0.80m (2'7")
Bathroom	2.20m (7'3") x 1.70m (5'7")
Bedroom 1	3.50m (11'6") x 3.50m (11'6")
Bedroom 2	4.50m (14'9") x 3.10m (10'2")
Bedroom 3	3.40m (11'2") x 2.50m (8'2")

Gross internal floor area (m²): 94m²

EPC Rating: C

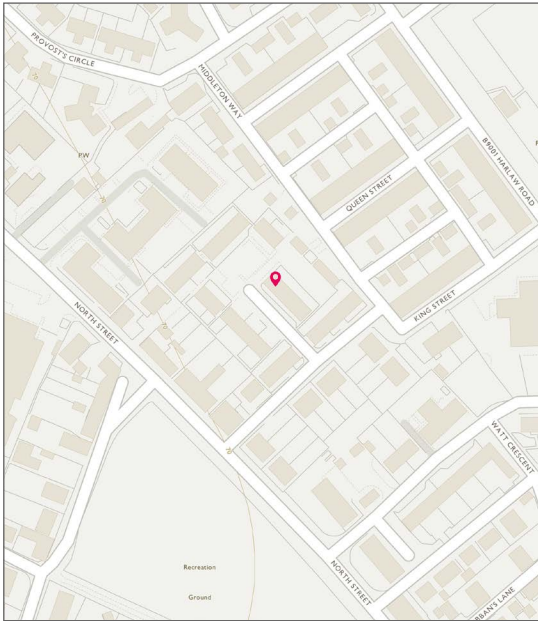
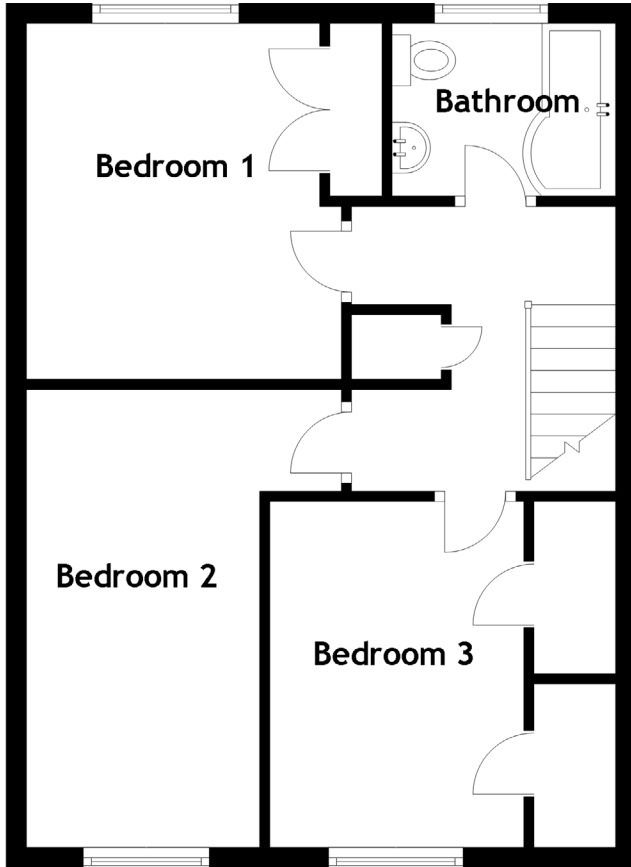
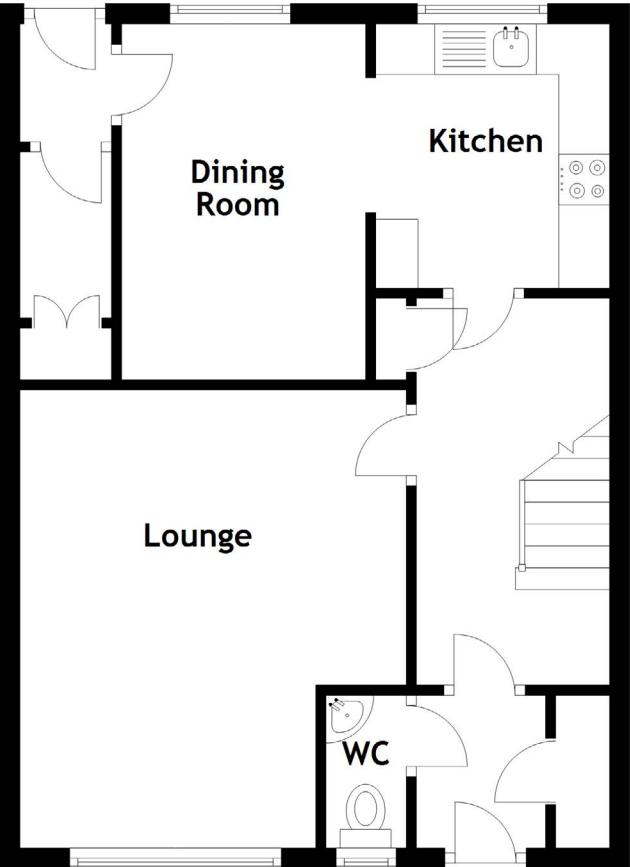


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