




McEwan Fraser Legal

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11 Kirkton Park

DAVIOT, INVERURIE, ABERDEENSHIRE, AB51 0HW

AREA INVERURIE

ABERDEENSHIRE

This spacious property occupies fantastic grounds in the beautiful rolling countryside, only a few minutes drive to the bustling market town of Inverurie and within easy commuting distance to the city of Aberdeen. There are numerous leisure facilities available in the area, horse riding, mountain bike trails and numerous country walks to be enjoyed.

All the normal facilities one would expect can be found in the market town of Inverurie, a fantastic choice of pre-school, primary school and higher education can be found locally 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 also operating through Inverurie, providing a link to both Inverness and Aberdeen.



11 KIRKTON PARK

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The accommodation comprises of a bright and spacious entrance vestibule providing access to the WC with combination vanity, partially tiled walls and chrome heated towel rail. Through the vestibule, you come to the hall, which allows a natural flow between the lower accommodations. The lounge, which boasts a beautiful bay window overlooking the front garden, finished with carpet and feature fireplace. The lounge provides access through glazed panelled, double doors to the impressive open plan family dining/kitchen.

This space is finished to a high standard, with a fantastic range of deep storage units, both wall and base mounted, integrated NEFF double oven and grill, NEFF induction hob, with island cooker hood in stainless steel, and modern round inset sink. There is also a deep under stair cupboard and direct access to the single garage, side garden and raised deck.

As you move towards the top of the carpeted staircase with double height ceiling, you find the generous master bedroom, single store cupboard and adequate floor space for free standing furniture. Also benefiting from a Jacuzzi bath en suite, with WC and pedestal hand basin.

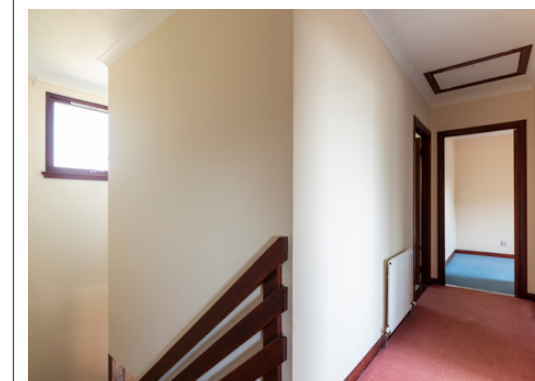
Situated to each aspect at the rear of the property you have two double bedrooms, both with superb dimensions, triple built-in wardrobe with sliding doors, providing hanging and shelving options.

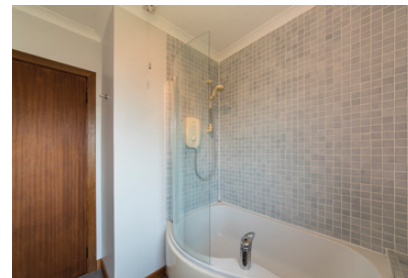
The bright family bathroom is of a good size, with "P" shaped bath, MIRA electric shower, pedestal hand basin and WC. Finished with an eye-pleasing blue mosaic, white walls and tiled flooring.

Completing the internals of the property is the fourth bedroom, with double built-in wardrobe, large hall cupboard and loft hatch.

Externally, the property sits on a sizable plot, to the front is a tarmac driveway with parking for up to three cars, lawn and side gate to rear garden.

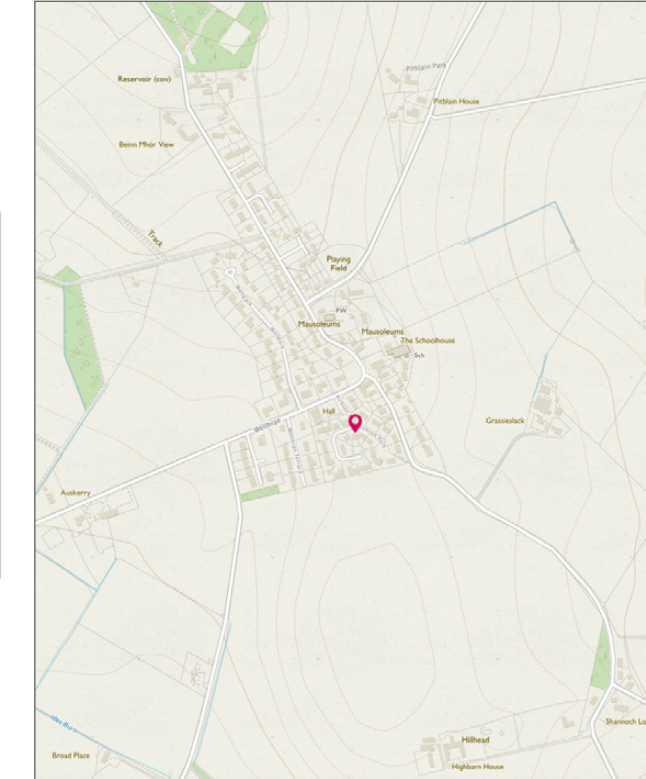
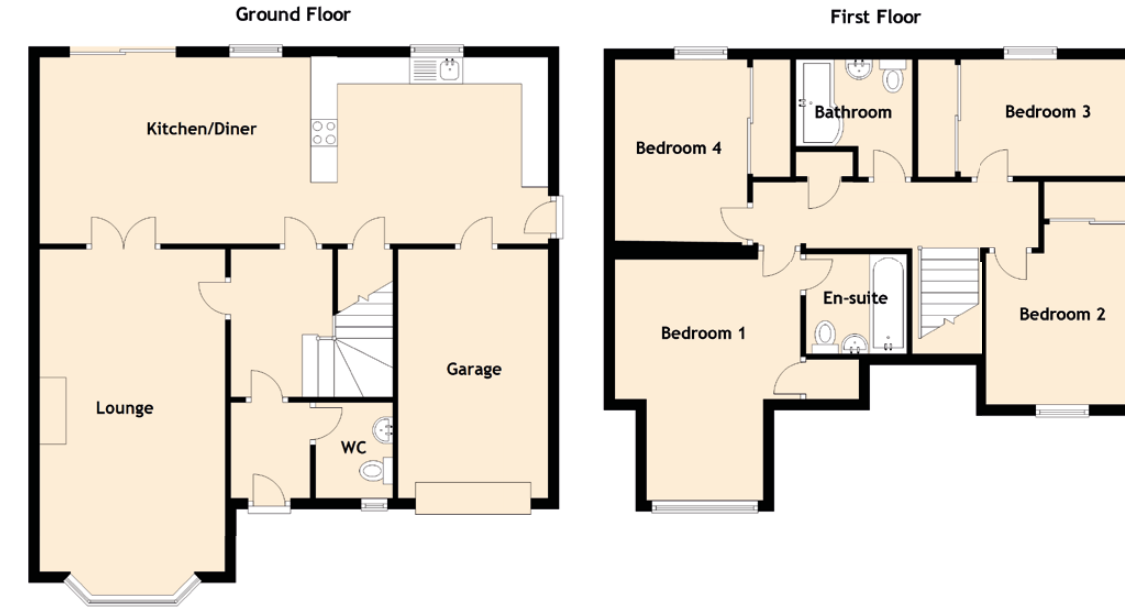
The rear garden is mostly laid with lawn, with a side patio and raised decking, perfect for entertaining.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor

Lounge	6.10m (20') x 3.50m (11'6")
Kitchen/Diner	9.60m (31'6") x 3.50m (11'6")
WC	1.80m (5'11") x 1.50m (4'11")
Garage	4.70m (15'5") x 2.85m (9'4")

First Floor

Bedroom 1	4.80m (15'9") x 3.50m (11'6")
En-suite	1.90m (6'3") x 1.90m (6'3")

Bedroom 2	3.40m (11'2") x 2.90m (9'6")
Bedroom 3	3.40m (11'2") x 2.30m (7'7")
Bedroom 4	3.50m (11'6") x 2.50m (8'2")
Bathroom	2.20m (7'3") x 2.20m (7'3")

Gross internal floor area (m²): 136m²

EPC Rating: E

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




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