




McEwan Fraser Legal

Solicitors & Estate Agents

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Lindisfarne

WHITEFIELD, OLDMELDRUM, INVERURIE, ABERDEENSHIRE, AB51 0DX



Oldmeldrum

INVERURIE, ABERDEENSHIRE, AB51 0DX

Oldmeldrum is a lovely rural market town 17 miles northwest of Aberdeen and is renowned for its welcoming community. The Historic Meldrum House and Old Meldrum Golf Course along with one of the oldest Distilleries in Scotland (Glen Garioch) are some of the most popular tourist destinations in this area.

The town is well served by local shops and by regular public transport facilities. The location offers easy access to Aberdeen and is particularly convenient for the airport and the oil-related offices at Dyce. Excellent pre and primary schooling facilities are available with secondary education at the Meldrum Academy.

There is a wide range of sporting and recreational attractions available including, hill walks, salmon/sea trout fishing on the River Don and a variety of golf courses are available locally, Oldmeldrum golf course where golf has been played for 125 years with courses at Newmachar and the world-famous Trump Golf complex, both are close by.

Aberdeen city is within commuting distance and provides all that one would expect from modern-day city living, including a multitude of shopping malls and local shops. There are pubs, restaurants, eateries galore, with fantastic theatres and cinemas to enjoy. Aberdeen offers excellent bus and rail service with national and international flights provided from Dyce Airport. The main East Coast Rail Network also operates from Aberdeen with the town of Inverurie being the closest station some 5 miles South of Oldmeldrum.



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McEwan Fraser Legal are delighted to present to the market this four bedroom detached traditional built cottage with slate roof. The accommodation offers generous flexible living suitable for various family needs. The property sits on a generous plot and at one time had its own tennis court which is now a large yard, ideal for someone that would benefit from a home workshop with separate parking for work vehicles.

The property briefly comprises of; Entrance sunroom, hallway, large main lounge which incorporates a dining area and a beautiful stove with feature surround and slate hearth.

A fully equipped kitchen with ample base and wall units with space for utilities and includes an AGA and separate electric cooker, the main family bathroom with separate shower, large main bedroom with an ornamental feature fire surround, three further double bedrooms, a second bathroom complete's the accommodation. The property benefits from excellent storage throughout, including loft storage.

KEY FEATURES:

- Large plot with separate workshop.
- Large main lounge with dining area.
- Four double bedrooms.
- Two bathrooms.
- Oil fired central heating and double glazing.
- Multi-fuel stove with feature surround and slate hearth.
- Low maintenance garden.
- Ample parking for cars and vehicles.
- Semi-rural location yet within easy reach of local facilities.

The property sits on a generous private plot, the gravel driveway leads to the property, the garden has a mixture of hard landscaping including a raised pond and outside seating areas. There are large areas of lawn and a good mixture of shrubs and plants. The garden grounds also incorporate a large workshop and yard with its own parking which offers great flexibility for a number of uses.

The property is ideal for a growing family looking for a semi-rural location with easy access to the local amenities and facilities provided at Olmendum. Early viewings are highly recommended and by appointment only.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP

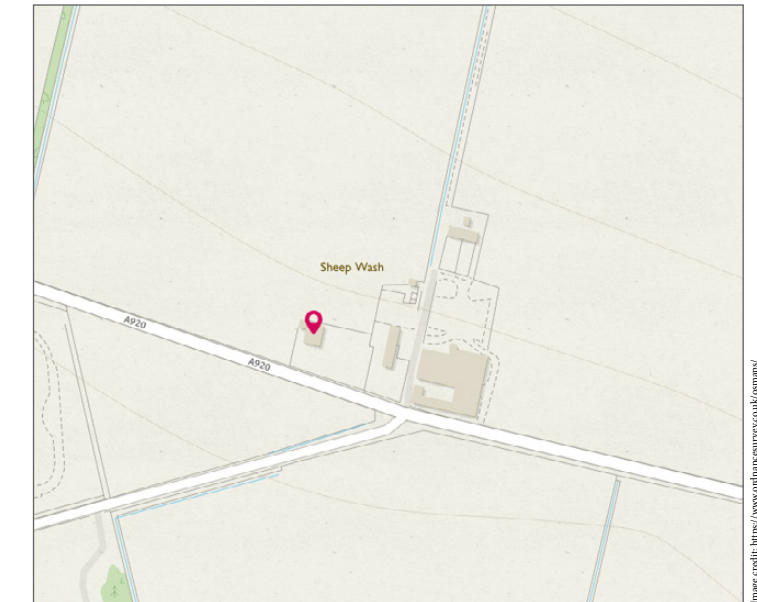


Approximate Dimensions (Taken from the widest point)

Porch	3.40m (11'2") x 3.10m (10'2")
Lounge/Diner	8.00m (26'3") x 4.47m (14'8")
Kitchen	3.90m (12'10") x 3.80m (12'6")
Bedroom 1	3.70m (12'2") x 3.60m (11'10")
En-suite	2.77m (9'1") x 2.40m (7'10")
Bedroom 2	3.80m (12'6") x 2.90m (9'6")
Bedroom 3	3.90m (12'10") x 2.30m (7'7")
Bedroom 4	3.90m (12'10") x 2.30m (7'7")
Bathroom	2.70m (8'10") x 2.30m (7'7")

Gross internal floor area (m²): 146m² | EPC Rating: F

Extras (Included in the sale): All fixed floor coverings and blinds, AGA, blinds and light fittings were applicable. The property benefits from oil fired central heating and double glazing.






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Text and description
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Surveyor



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Photographer



Layout graphics and design
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