

# 3 Irvine Place

INVERURIE, AB51 4ZZ



*An excellent-condition four-bedroom detached villa with a double garage on a medium-sized plot situated on a quiet cul-de-sac in the North West of Inverurie*



01224 472 441



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



McEwan Fraser Legal is delighted to offer a rare opportunity to purchase 3 Irvine Place, an excellent-condition four-bedroom detached villa with a double garage on a medium-sized plot situated on a quiet cul-de-sac in the North West of Inverurie.

# THE ENTRANCE HALL & WC



The accommodation comprises an entrance vestibule leading to an entrance hall (with wooden flooring continuing all the way through to kitchen) where all accommodation is accessed. A convenient WC with a small handbasin with fully tiled walls is off the hall. Next are the stairs which lead to the first floor.

# THE KITCHEN



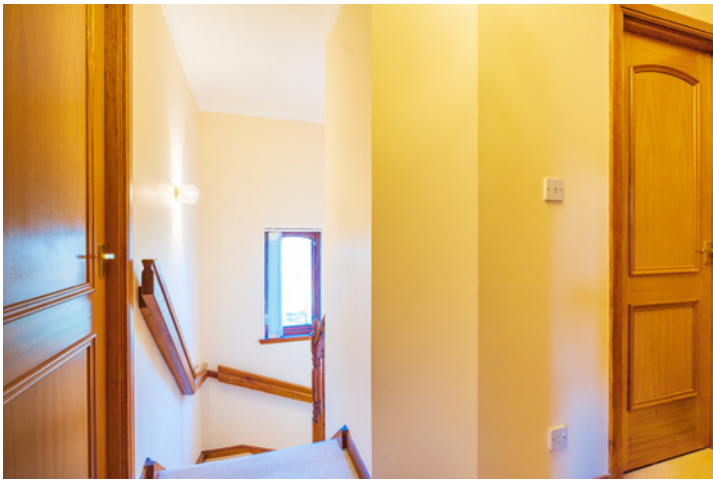
Moving clockwise is a white fascia country kitchen with an oak floor laid out in a functional square; it lacks for nothing, with excellent preparatory space and superb storage, a Belling double oven, seven-ring gas hob with a full-width cooker hood and dishwasher and a door leading to the fully enclosed rear garden.



Continuing clockwise off the kitchen is a spacious formal dining room with an open archway connecting to a relaxing rectangular family lounge (carpet) with a bay window and patio doors that access the rear garden. That completes the ground floor accommodation.

# THE LOUNGE & DINING AREA





Climb the stairs to the upper landing, which provides access to all sleeping accommodation, and four double bedrooms with storage. The main bedroom has an ensuite with multi-head shower storage cupboards, ceiling lights, and a vertical towel rail. Off the landing is the family bathroom, with a shower over bath, a modern suite and a partially tiled splashback with a vertical towel rail; it is bright and airy.

# THE BATHROOM



# BEDROOM 1



# BEDROOM 2



# BEDROOM 3





# BEDROOM 4



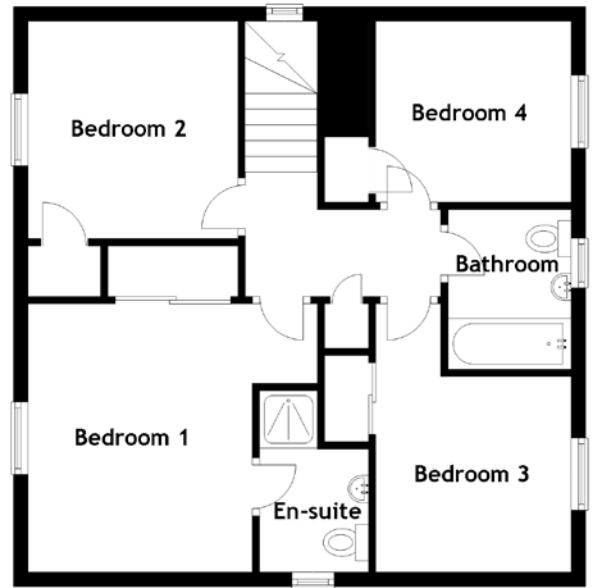
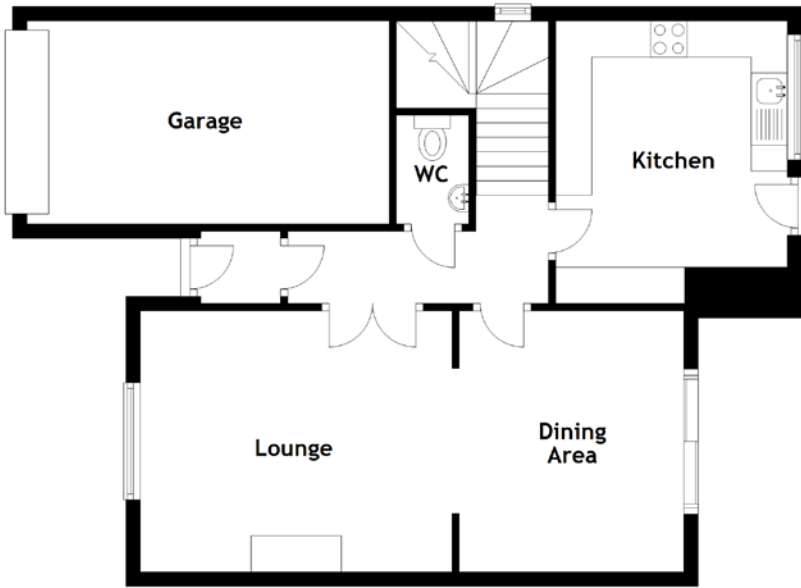
The front of the house has a tarmac parking area for two/three cars; the driveway leads to the double garage. The plot then wraps around the property to the enclosed rear garden, laid mainly to lawn with a high wooden fence and a large stone patio. The rear garden offers a safe and private space for pets and children but is easy to maintain and manage.

This spacious modern property has been maintained to a high standard, sits discretely on a quiet road, and further benefits from Gas CH and double-glazing; this villa would make an ideal family home with potential work-from-home capability.

# EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP

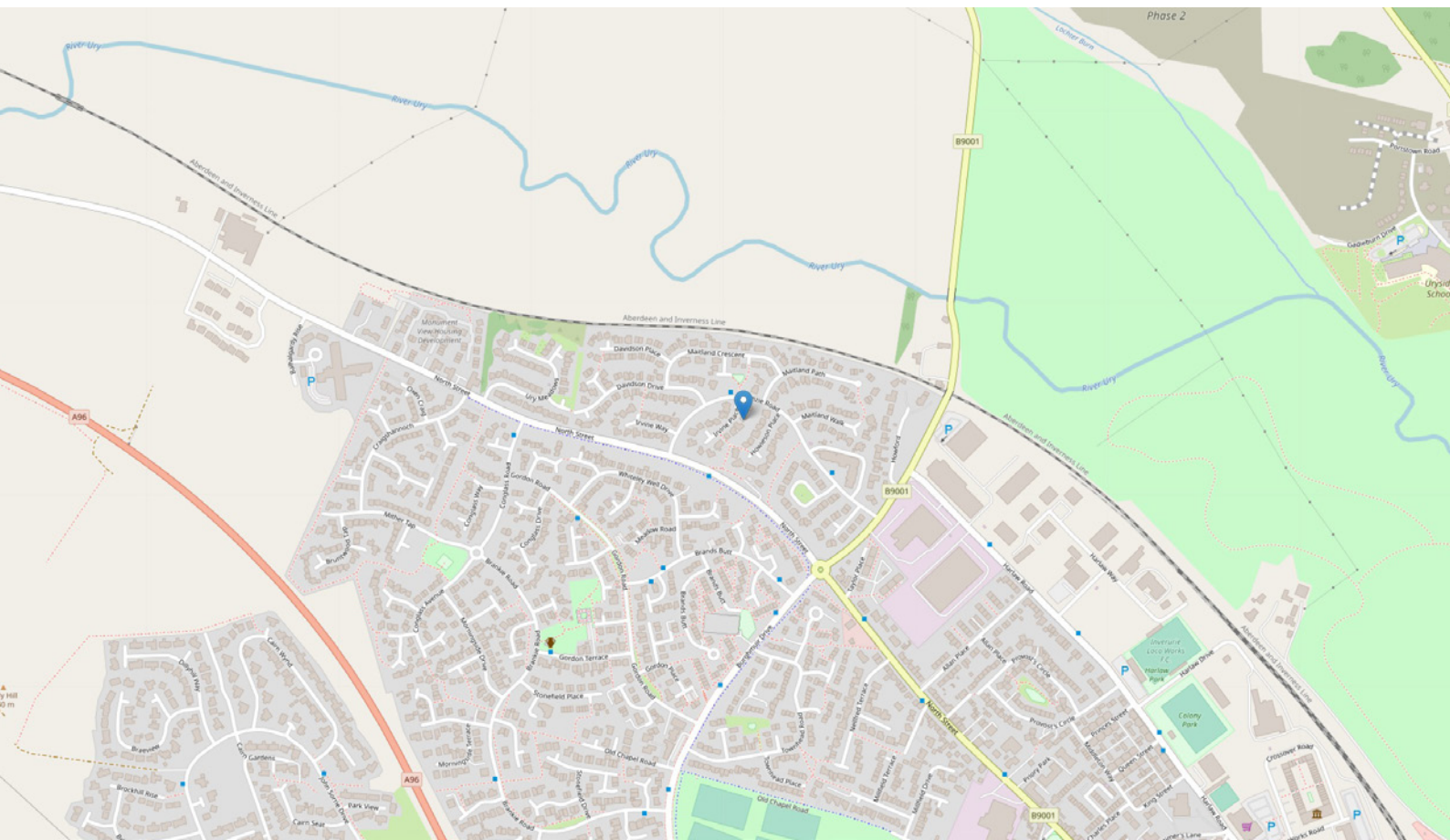


Approximate Dimensions  
(Taken from the widest point)

Lounge	4.30m (14'1") x 3.60m (11'10")
Dining Area	3.60m (11'10") x 3.10m (10'2")
Kitchen	3.90m (12'9") x 3.20m (10'6")
WC	1.50m (4'11") x 1.00m (3'3")
Bedroom 1	4.00m (13'1") x 3.70m (12'2")

En-suite	2.50m (8'2") x 1.50m (4'11")
Bedroom 2	3.00m (9'10") x 2.90m (9'6")
Bedroom 3	3.70m (12'2") x 2.70m (8'10")
Bedroom 4	2.70m (8'10") x 2.50m (8'2")
Bathroom	2.20m (7'3") x 1.70m (5'7")

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



# THE LOCATION

3 Irvine Place is conveniently located within one 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.





Many leisure facilities are available in the area, including horse riding, country walks, mountain bike trails and several golf courses. Inverurie provides a wide range of amenities, 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 Inverness and Aberdeen—national and international flights from Dyce Airport, 14 miles from the property.



**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 01224 472 441

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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