

3 Burnett Place

INVERURIE, ABERDEENSHIRE, AB51 3US



Located in a popular residential area close to all amenities, a spacious three-bedroom mid-terrace dwelling with huge potential as a first-time purchase or buy-to-let



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McEwan Fraser Legal is delighted to offer to the market a spacious three-bedroom terrace home, situated in a popular residential area close to all amenities. The current owners, during their long tenure, maintained and upgraded when and where necessary. The property benefits from full double glazing, gas central heating. A fantastic first-time purchase that would suit the young family, the professional couple, or a superb buy-to-let.

A vestibule leads to the hallway and all other accommodation.

THE LOUNGE



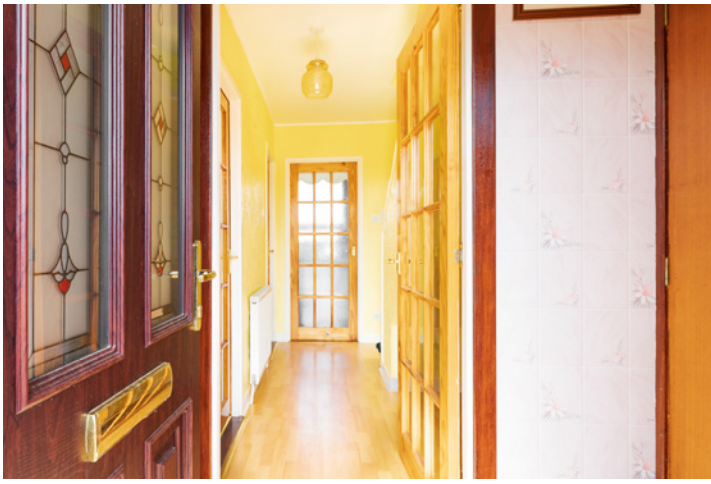
A spacious, bright lounge flooded with natural light, with a feature electric fireplace, overlooks the front of the property. The kitchen is at the rear of the property with multiple base units and work surfaces with a large pantry cupboard, access to a utility space and rear garden is from the kitchen. A modern shower room completes the downstairs accommodation.

THE KITCHEN



THE SHOWER ROOM





The carpeted staircase leads to the first-floor landing and the three double bedrooms. The largest bedroom has a fitted full-length wardrobe with sliding mirror doors; the other two have either a fitted wardrobe or a cupboard. In addition, there are ample storage cupboards throughout the property.

BEDROOM 1



BEDROOM 2



BEDROOM 3

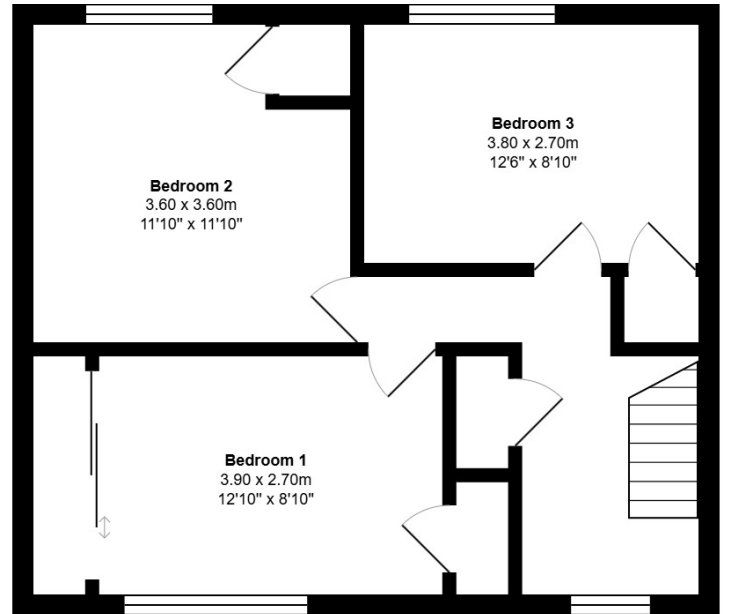
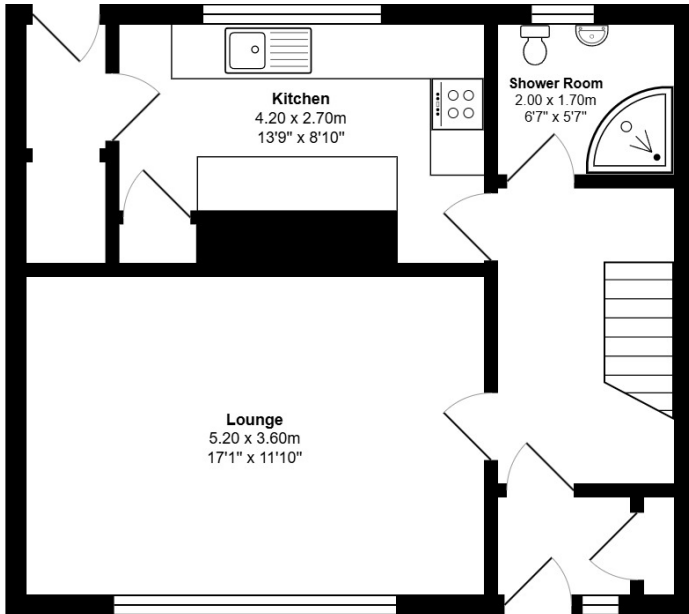


The front garden is ungated and allows off-street parking for at least two cars, laid to a mixture of loc-block, stone chip and paving slabs. The extensive rear garden is again laid to paving slabs and stone chip for ease of maintenance, with a boundary fence on one side, and a wooden garden shed completes the garden and will remain.

EXTERNALS

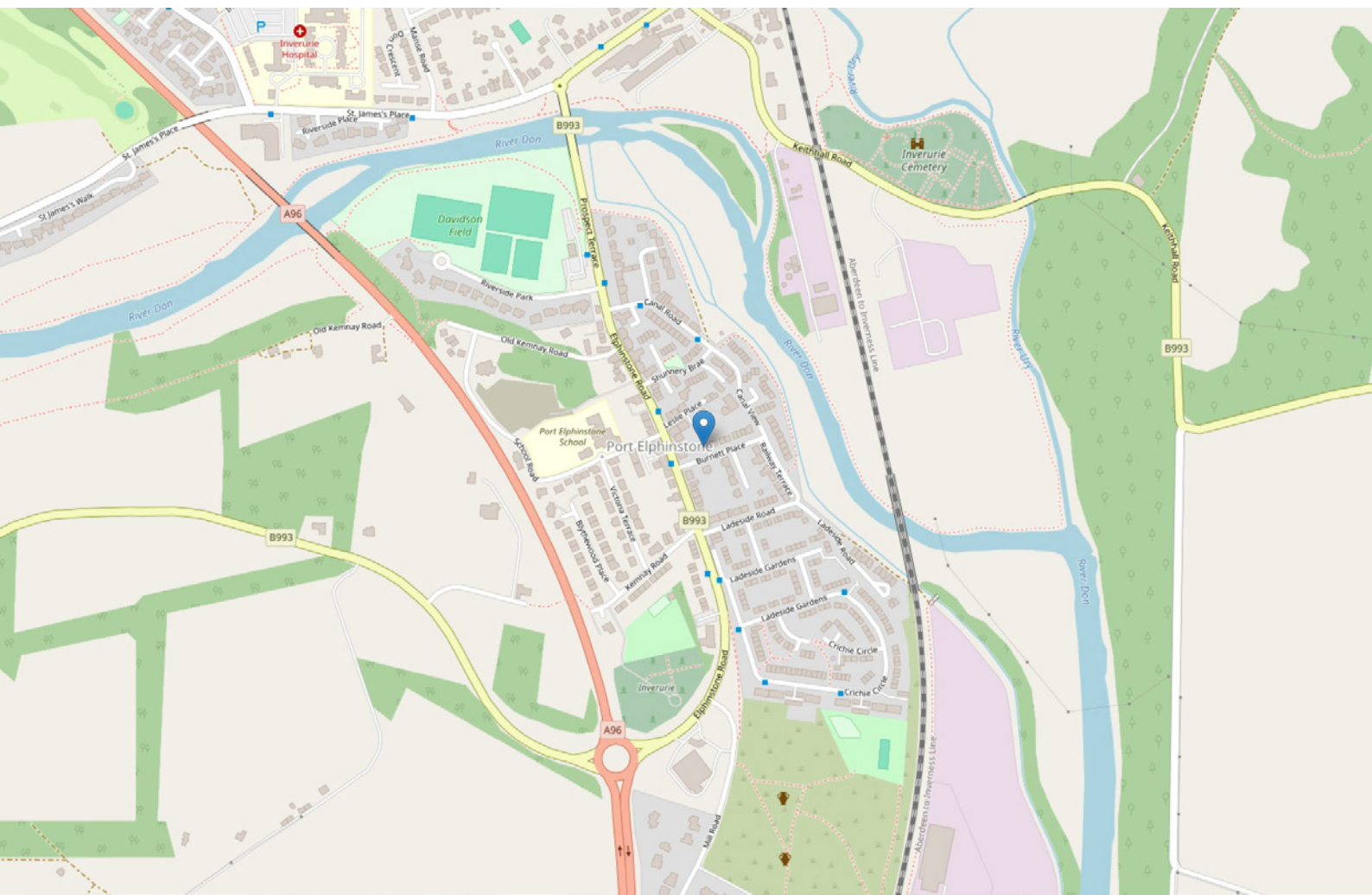


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 93m² | EPC Rating: C



THE LOCATION

3 Burnett Place is located within a popular residential area of Port Elphinstone in the ever-expanding, bustling market town of Inverurie. It is within easy commuting distance to the city of Aberdeen, Dyce, and the new Prime Four site at Kingswells, especially with the A96 and the new Aberdeen Western Peripheral Route being a short distance from the property.





There are numerous leisure facilities available in the area, such as horse riding, country walks, mountain bike trails, and numerous golf courses in the area 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. 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, providing a link to both Inverness and Aberdeen. National and International flights are provided by Aberdeen Dyce Airport, approximately 10 miles from the property.



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