



Inverurie

AB51 3JB

Number 2 Piddendrigh Court is located within a popular residential area of Port Elphinstone in the ever-expanding, bustling market town of Inverurie and 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 is a short distance from the property. There are numerous leisure facilities available in the area, horse riding, country walks, mountain bike trails, with 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, 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 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 14 miles from the property.





2 Pittendrigh Court

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Forming part of a much sought after development, a fantastic opportunity to purchase an exceptionally spacious two bedroom ground floor flat, which is presented to the market in an immaculate walk-in condition. 2 Pittendrigh Court enjoys the conveniences of a security entry system, resident's car parking and communal grounds.

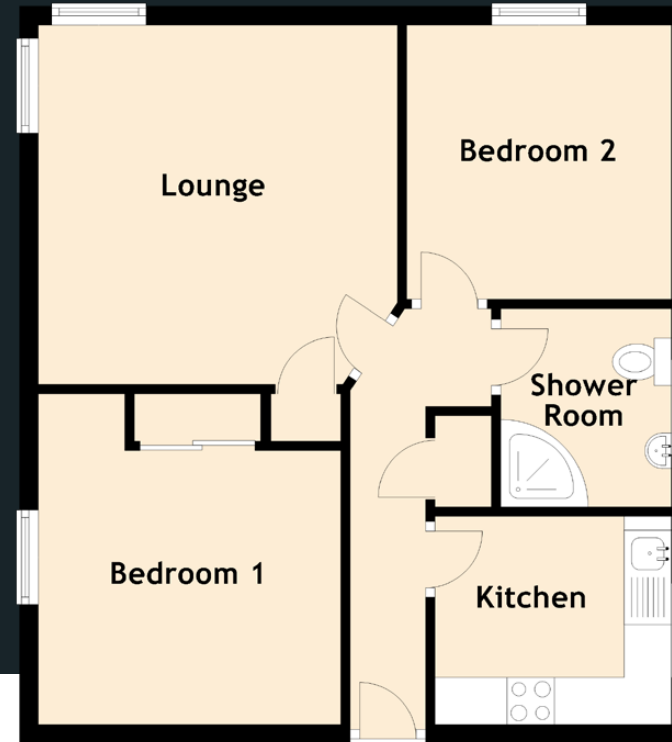
This spacious well present property has been maintained regardless of cost by the current owners The property also has uPVC double glazing, an electric heating system, and a pressurised hot water system.

The property further benefits from immaculate fresh neutral décor part integrated dining kitchen, spacious lounge, two large double bedrooms, and spacious well-equipped family shower room. There is allocated car parking with ample guest parking available. Offering bright, generous sized accommodation, with its fantastic location this property would suit a professional couple or a fantastic buy-to-let investment. Early viewing is a must and is highly recommended.



Specifications & Details

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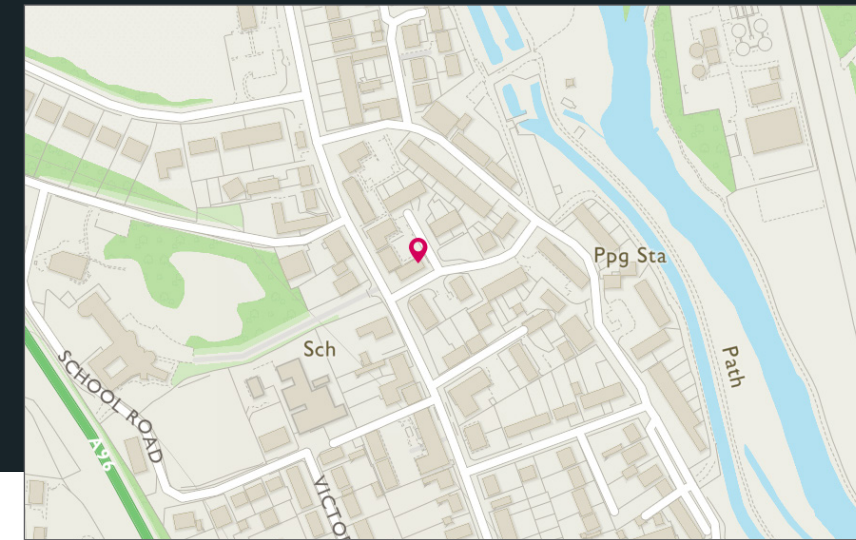


Approximate Dimensions (Taken from the widest point)

Lounge	3.80m (12'6") x 3.80m (12'6")
Kitchen	2.50m (8'3") x 2.20m (7'3")
Bedroom 1	3.50m (11'6") x 3.20m (10'6")
Bedroom 2	2.90m (9'6") x 2.80m (9'2")
Shower Room	2.10m (6'11") x 1.80m (5'11")

Gross internal floor area (m²): 53m² | EPC Rating: D

Extras (Included in the sale): The property will be sold inclusive of all floor coverings, blinds, light fittings and integrated kitchen appliances.





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Text and description
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