




McEwan Fraser Legal
Solicitors & Estate Agents
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24 Pittendrigh Court

INVERURIE, ABERDEENSHIRE, AB51 3JB



THE LOCATION

Inverurie, Aberdeenshire

24 Pittendrigh Court 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 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, 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.



24 PITTENDRIGH COURT

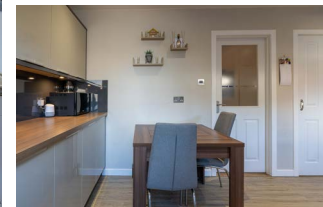
Inverurie, Aberdeenshire

McEwan Fraser is delighted to bring to the market a fantastic opportunity to purchase an exceptionally spacious three-bedroom mid-terrace property located in a very popular residential area close to all amenities. This spacious well-presented property has been upgraded and maintained regardless of cost by the current owner, with immaculate fresh neutral décor, a recent modern dining kitchen, and further benefiting from full double glazing oil-fired central heating system. An absolute must view .to appreciate the quality of this home fully This would be a fantastic first-time purchase.

The accommodation comprises a front porch leading to the hallway and all accommodation. There is a spacious lounge with a large picture window overlooking the front of the property, and situated at the rear of the property is the modern dining kitchen, fully integrated and fitted with multiple wall and base units with complementing work surfaces. Access to a large utility cupboard and the rear garden is from the kitchen. A carpeted staircase leads to the first-floor landing, where there are three bedrooms. The master bedroom is bright and spacious with large, fitted wardrobes, as is bedroom two. The third bedroom of moderate size and fantastic recently fitted family shower room complete the accommodation. The property is served with mains electricity, mains drains, and mains water.

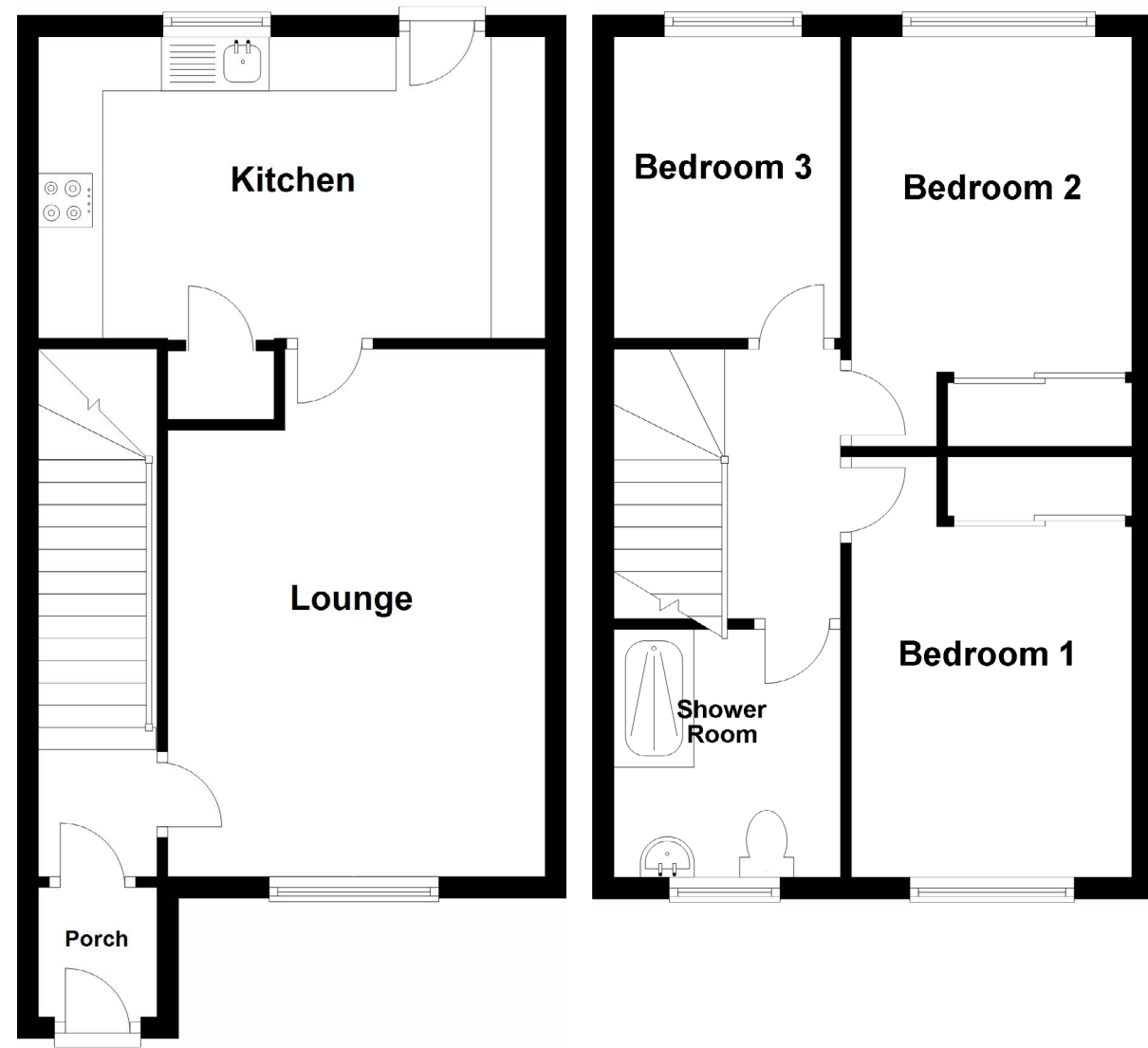
The front garden is bordered by a small boundary wall laid to decorative stone paving with some seasonal shrubs and flowers. The rear garden is accessed at the bottom of the garden through a wooden gate or kitchen. A high perimeter fence or wall on three sides makes this a private, safe, and secure area for children and pets alike, laid mostly to decorative stone paving and stone chip. A perfect spot for some al-fresco dining, entertaining and catching the sun.

KITCHEN
& LOUNGE





BEDROOMS & SHOWER ROOM

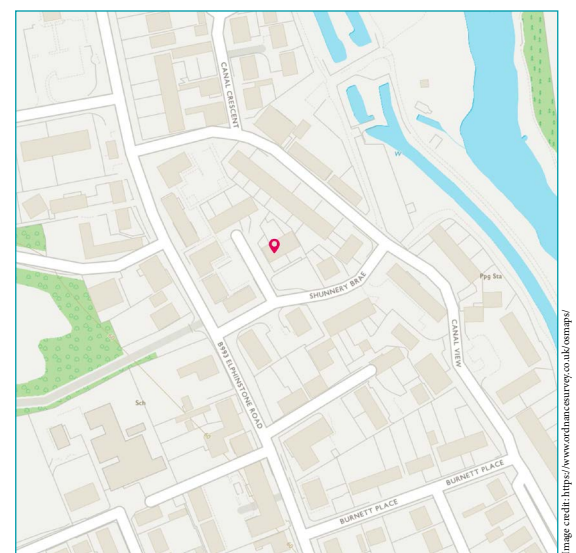


Approximate Dimensions
(Taken from the widest point)

Lounge	4.90m (16'1") x 3.50m (11'6")
Kitchen	4.70m (15'5") x 2.80m (9'2")
Bedroom 1	3.90m (12'10") x 2.60m (8'6")
Bedroom 2	3.80m (12'6") x 2.60m (8'6")
Bedroom 3	2.80m (9'2") x 2.10m (6'11")
Shower Room	2.30m (7'7") x 2.10m (6'11")

Gross internal floor area (m²): 77m²
EPC Rating: D

Extras (Included in the sale): Fixtures and fittings can be discussed. The garden shed is available via separate negotiation.





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Part
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