

4 Victoria Apartments

INVERBERVIE, ABERDEENSHIRE, DD10 0GB



APPEALING MAISONETTE SITUATED WITHIN THE
SMALL TOWN OF INVERBERVIE



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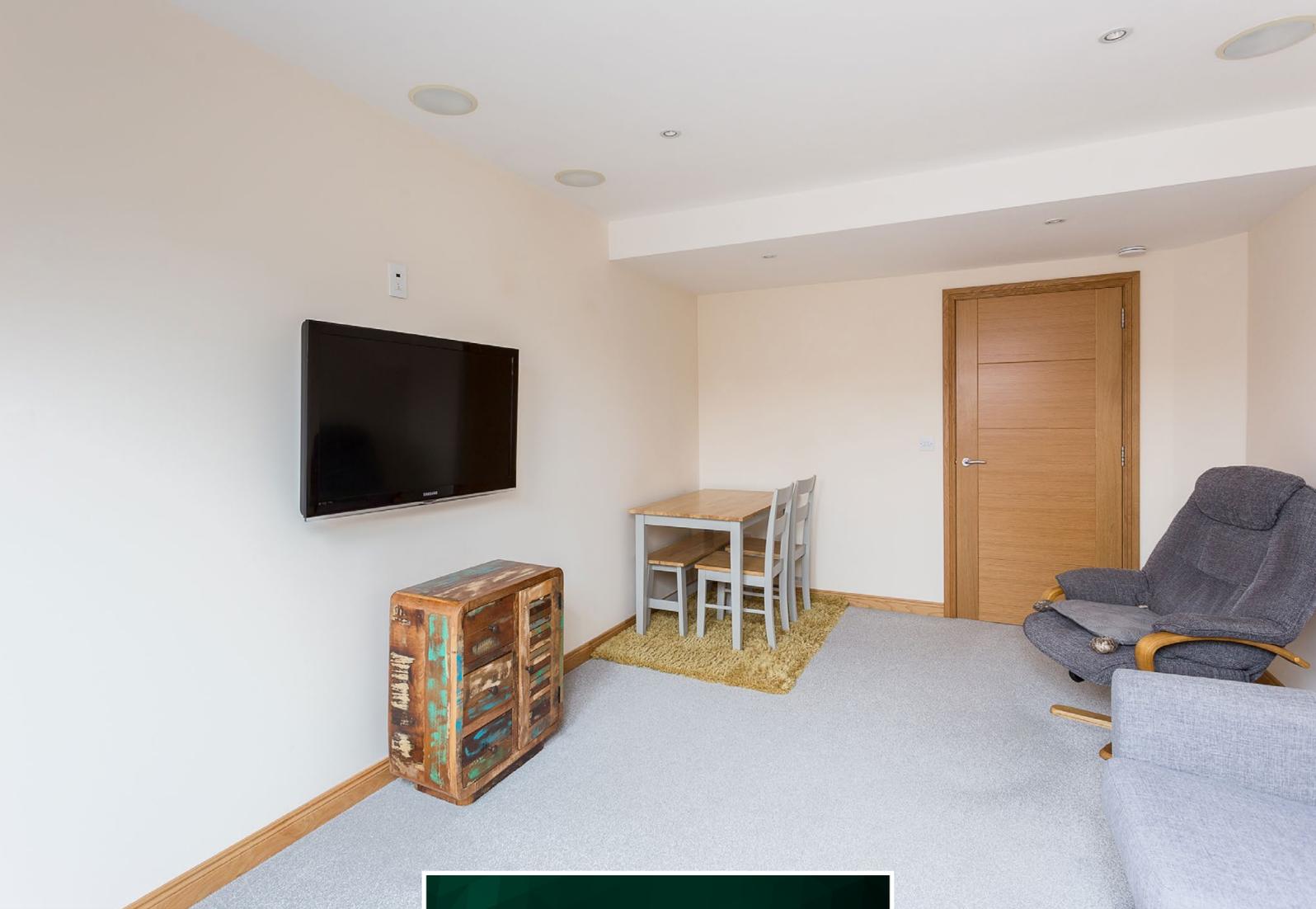




McEwan Fraser Legal is delighted to offer to the market this particularly appealing maisonette situated within the small town of Inverbervie. This is an ideal home with plenty of living space and three bedrooms and in a true walk-in condition.

The front door opens into a bright entrance hall with a carpeted flight of stairs to the first floor. On this level, the elegant proportions of the lounge afford plenty of room for the dining table. The kitchen is modern and fresh, but make no mistake, this is a spacious and elegant area with quality flooring blending into the modern fitted kitchen, complete with an array of appliances and gloss units matched with contrasting work surfaces.

There are two bedrooms, each with built-in wardrobes. The family bathroom is sleek and contemporary with a bath for soaking in and a shower over the bath with a glazed screen. A pocket door saves space as well as added style.



The Lounge



The Kitchen





Bedroom 2





Bedroom 3







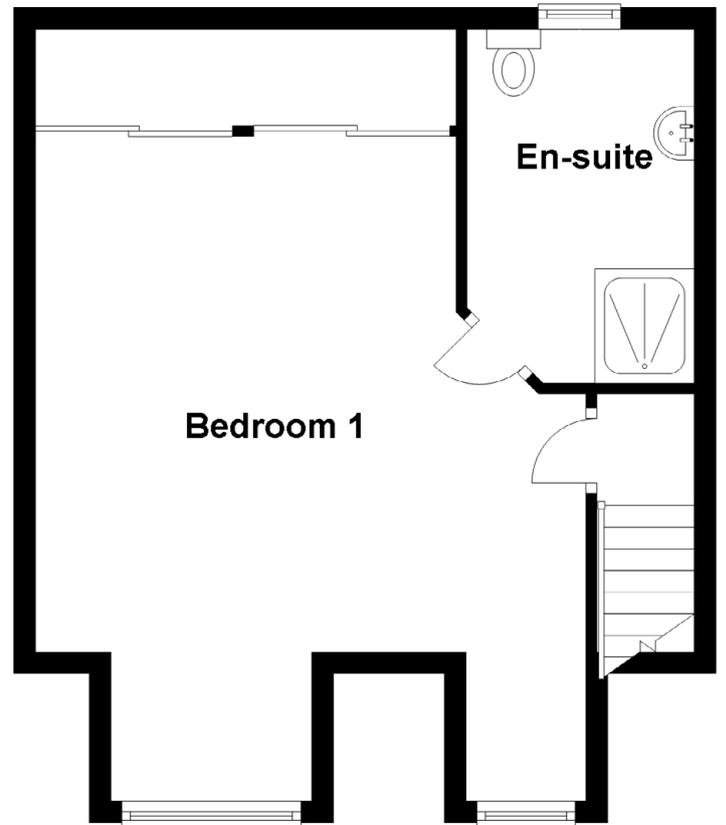
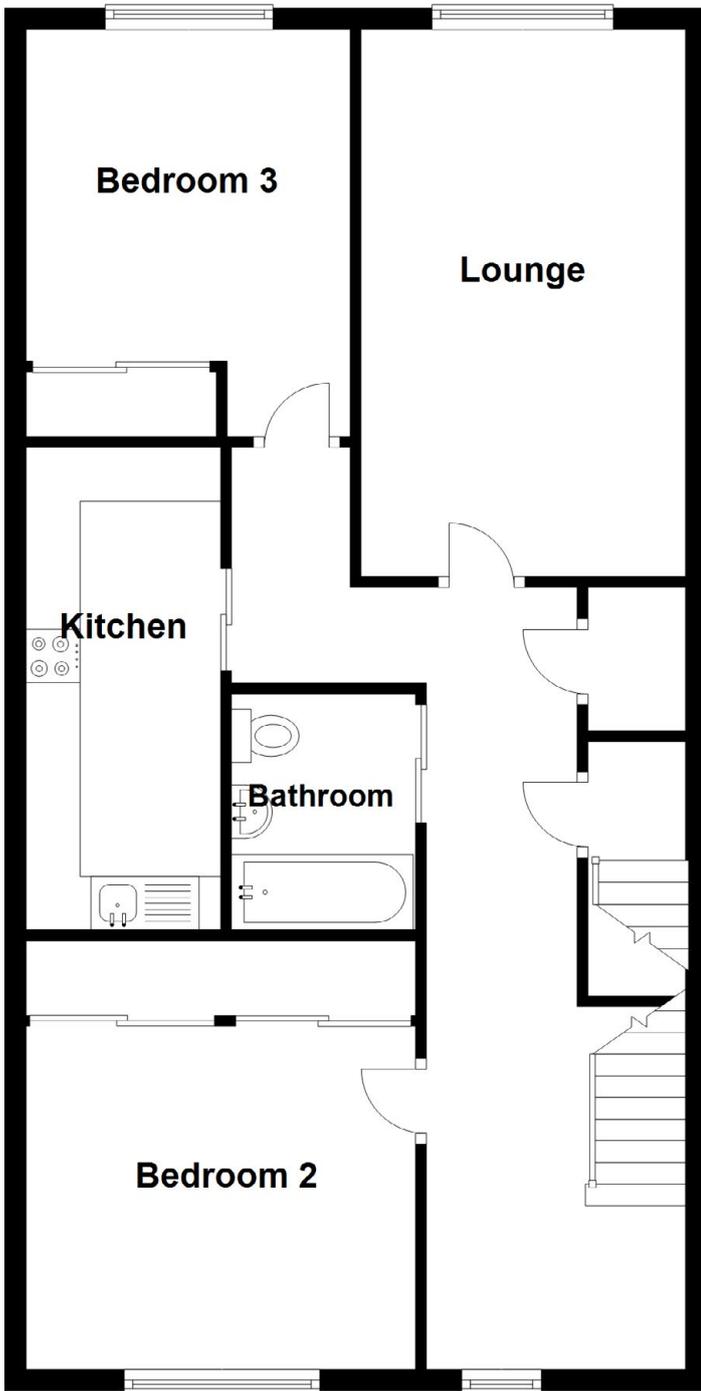
The carpeted staircase rises to the second floor and the principle bedroom with mirrored door wardrobes and an en-suite shower room with a three-piece suite.

There is a video intercom on each floor for added convenience. To the front is resident parking. For space, style, comfort and quality, this home is hard to beat.

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Approximate Dimensions

(Taken from the widest point)

Lounge	5.10m (16'9") x 3.00m (9'10")	Bedroom 3	3.80m (12'5") x 3.00m (9'10")
Kitchen	4.50m (14'9") x 1.80m (5'11")	Bathroom	2.20m (7'3") x 1.70m (5'7")
Bedroom 1	6.20m (20'4") x 4.80m (15'9")	Gross internal floor area (m ²): 110m ²	
En-suite	3.30m (10'10") x 2.10m (6'11")	EPC Rating: B	
Bedroom 2	3.70m (12'2") x 3.20m (10'6")		

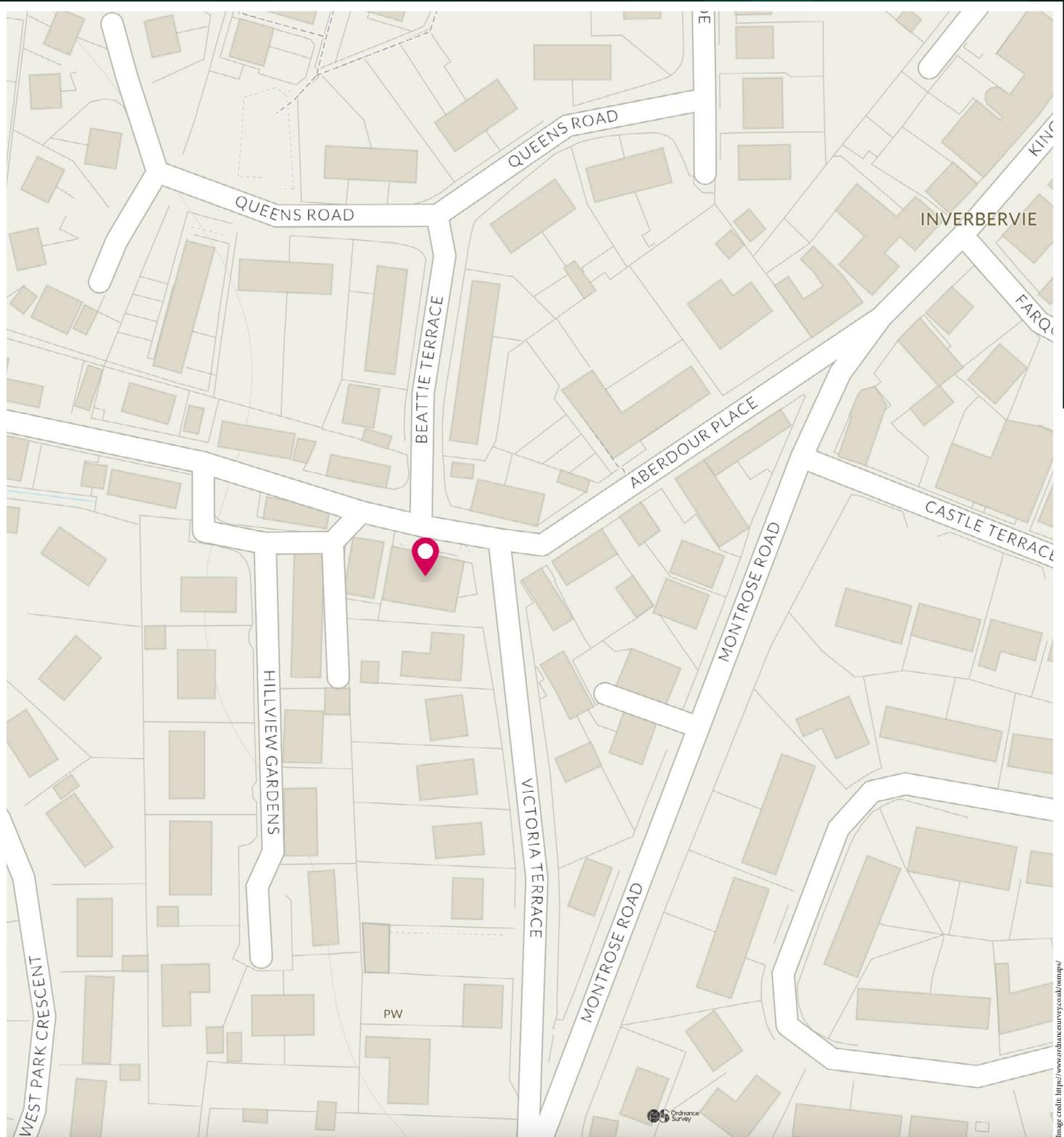


Inverbervie, often more simply known as Bervie, lies on a raised beach behind Bervie Bay, just to the south of where the River Bervie flows into the North Sea. It was already well established as a fishing settlement in 1341 when King David II and Queen Johanna were forced by bad weather to land just north of here on their way back to Scotland from exile in France. The village treated their royal guests so well that David II granted it the status of a Royal Burgh later that year. Fishing continued from the shelter of the mouth of the river for almost 500 years, and harbour improvements were made by Thomas Telford in 1819. However, by 1830, a shingle spit had grown across the mouth of the river, making access difficult for boats. Fishermen based in Inverbervie moved the mile or so down the coast to the better harbour at Gourdon. By then Inverbervie had fortunately diversified. From 1787 it was the location of Scotland's first water-powered flax mill: and textiles, thread and sailcloth helped the village prosper. Bervie Bay is a curving pebble beach, built into steeply descending terraces by the vigorous action of the surf.



Inverbervie is a pleasant coastal town lying approximately 11 miles south of Stonehaven and within easy commuting distance of both Aberdeen and Montrose. The town is well served by shops, a leisure centre and medical centre. Primary schooling is available locally at Bervie Primary School, while secondary education is available at Mackie Academy in Stonehaven or at Mearns Academy in Laurencekirk.

The Location



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