



## 3a Versatile Square, Inverurie, Aberdeenshire AB51 4TZ

Offers over £174,500

IMMACULATE TWO BEDROOM GROUND FLOOR APARTMENT IN A MODERN WELL  
MAINTAINED DEVELOPMENT, WITH ALLOCATED PARKING SPACE

Stronachs

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Viewing: Contact Sellers on 07923 542862 / 07815 483991

We are pleased to bring to the market this IMMACULATE TWO BEDROOM GROUND FLOOR APARTMENT, part of a modern development within the town of Inverurie. Beautifully presented throughout, the property offers light and spacious accommodation all on one level, with an allocated parking space and ample visitor parking. Benefitting from video security entry system, gas central heating and full double glazing, the accommodation comprises: Entrance Hall with Utility store; Lounge; superb Dining Kitchen; Master Bedroom with En-suite; second Double Bedroom; and Bathroom. The communal areas, car park, bin store, bike store are all maintained under a factoring agreement which includes buildings insurance, currently costing approximately £79 per month. This would be an ideal property for those looking to downsize, or indeed those looking for their first home.

Inverurie offers a wealth of amenities including a sports centre, golf course, and various sports clubs, a swimming pool and a community centre. Facilities include a health centre, a public library, three primary schools and a secondary school, shopping and a variety of hotels and restaurants. It is within easy commuting distance of Dyce and Aberdeen and is only around twenty minutes' drive from Aberdeen Airport. A regular bus and train service links Inverurie with Aberdeen to the South and Inverness to the North and rail links to the North and South including Aberdeen, Dyce, Huntly and Elgin.

## ENTRANCE HALL



Welcoming Entrance Hall, carpeted and decorated in neutral tones, with ceiling light fitting, central heating radiator, video security entry handset and smoke alarm. There is an excellent Utility Store which provides great storage, with shelving and wall mounted coathooks, and houses the washing machine. The Store also has its own light fitting.

## LOUNGE 16' 1" X 12' 1" (4.90M X 3.68M)



This bright and airy Lounge benefits from twin French doors to the front which allow abundant natural light. Neutrally decorated, there are telephone and television points, ceiling light fitting and central heating radiator. A door leads to the Dining Kitchen.

## DINING KITCHEN 12' 5" X 10' 2" (3.78M X 3.10M)



The generous Kitchen is fitted with a modern range of stylish wall and base units, with complementing work surfaces and glass splashback. The integrated appliances include fridge/freezer and dishwasher, and a cupboard houses the wall mounted central heating boiler. There is ample room for large dining table and chairs, with a window to the front allowing excellent natural light. Ceiling light fitting and central heating radiator.

## MASTER BEDROOM 12' 1" X 10' 5" (3.68M X 3.17M)



This spacious Master Bedroom is situated to the rear of the property and has ample room for free-standing furniture, with the added benefit of double built-in wardrobe allowing hanging and shelf storage, with sliding mirrored doors. Ceiling light fitting, central heating radiator and telephone point. Door to En-Suite Shower Room.

### EN-SUITE SHOWER ROOM 7' 0" X 4' 5" (2.13M X 1.35M)



Partially aqua panelled and fitted with a modern three piece suite comprising wash hand basin, toilet pedestal and shower cabinet. Ceiling light fitting, extractor fan and central heating radiator.

### BEDROOM 2 13' 8" X 8' 8" (4.17M X 2.64M)



Second spacious Double Bedroom, again situated to the rear of the property. Ceiling light fitting and central heating radiator. Please note the free-standing wardrobe is to remain.

### BATHROOM 7' 2" X 6' 7" (2.18M X 2.01M)



Partially tiled, and fitted with a modern three piece suite comprising wash hand basin, toilet pedestal, and bath with shower over and glazed shower screen. Ceiling light fitting, extractor fan and chrome ladder style radiator.

## EXTERNAL



Set in landscaped grounds, there is an allocated parking space right at the back door to the property, with ample visitor spaces. There is also a secure bike store, communal glass recycling area and binstore. The communal areas are all maintained under a factoring agreement which includes buildings insurance.

## EXTRAS

All carpets, curtains, blinds and light fittings are included in the sale, together with the integrated appliances in the Dining Kitchen, the washing machine in the Utility Store, the usual fixtures and fittings in the Bathroom and En-Suite Shower Room and the free standing wardrobe in Bedroom 2.

**COUNCIL TAX BAND - D**

**EPC BANDING - B**

3A VERSATILE SQUARE



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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