

89 George Square

INVERURIE, ABERDEENSHIRE, AB51 3YA



*SPACIOUS TWO-BEDROOM MID-TERRACE
IN IMMACULATE WALK-IN CONDITION*



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McEwan Fraser Legal is delighted to offer to the market a spacious two-bedroom terrace home, situated in a popular residential area close to all amenities. The current owner during his long tenure has modernised and upgraded the property to a fantastic standard. The property benefits from full double glazing, gas central heating, and quality fitted floor coverings with a neutral colour scheme. A fantastic first-time purchase that would suit the young family, the professional couple, or a superb buy-to-let.

The entrance hall leads to all accommodations, and a spacious, bright lounge with a feature electric fireplace overlooks the front of the property.

The Property

The modern kitchen/ diner is beautifully fitted with multiple wall and base-mounted units, contrasting worktop surfaces, and quality integrated appliances, allowing access to the rear hall, guest WC and garden.



The carpeted staircase with a wooden balustrade leads to the first-floor landing. Centrally located family bathroom with shower over the bath, the main bedroom is at the front of the property with a large bedroom with dual aspect windows there is also a fitted wardrobe with sliding mirrored doors and a separate cupboard. The second bedroom is of a good size with two fitted cupboards and overlooks the rear garden.

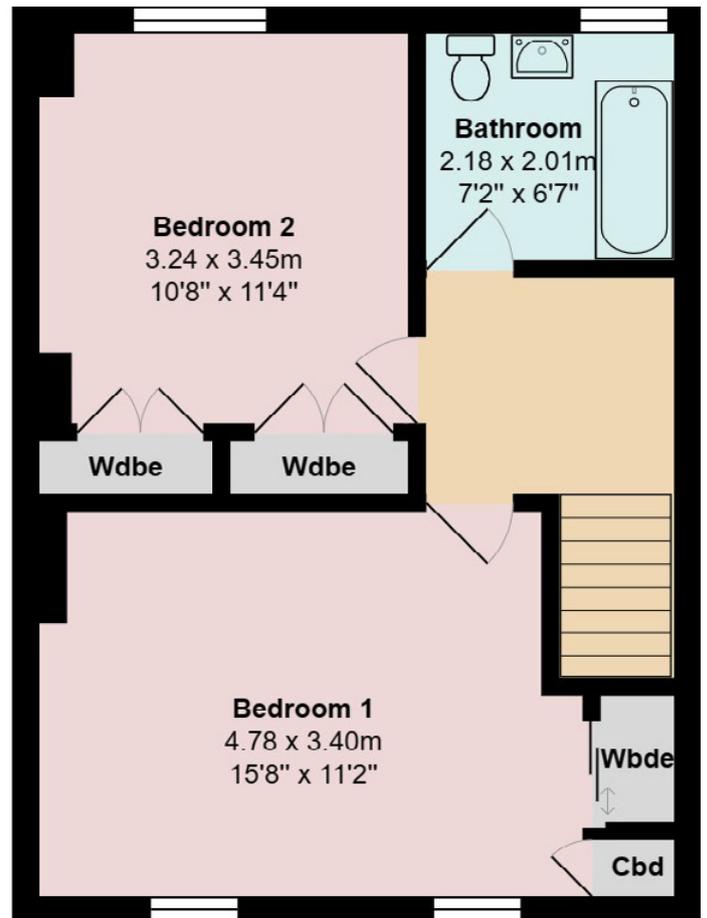
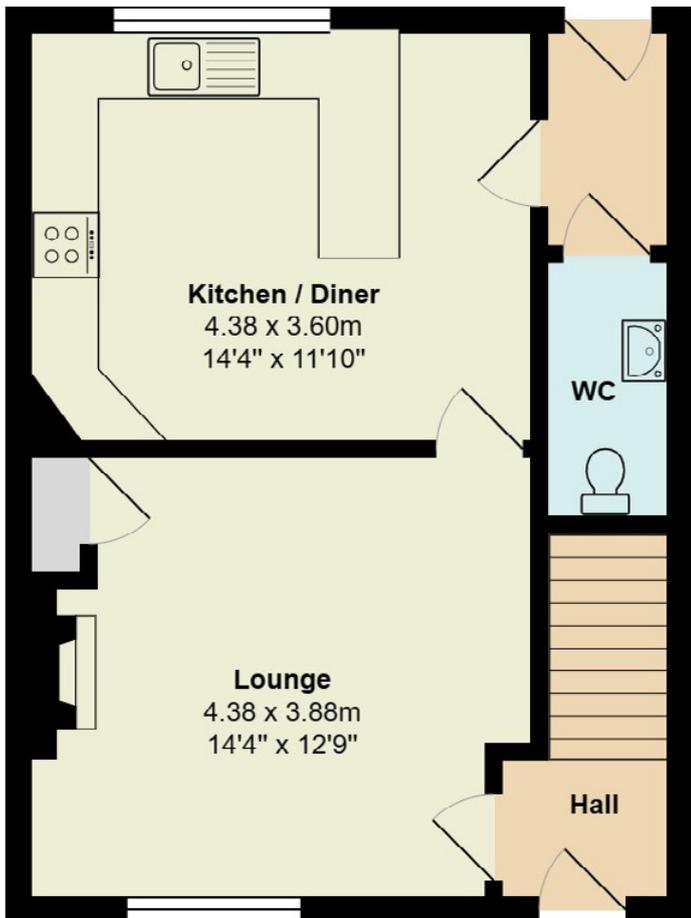




Bedroom 2







Gross internal floor area (m²): 85m²

EPC Rating: C

Floor Plan

Externally, a walled and gated loc-bloc driveway allows off-street parking for at least two vehicles with borders that contain seasonal flowers. The rear garden has a high perimeter fence on all sides and is laid mostly to lawn, providing a safe and secure environment for children and pets alike, a stone patio area is perfect for entertaining, enjoying the sun, and some alfresco dining. The summer house and wooden garden shed are included in the sale.



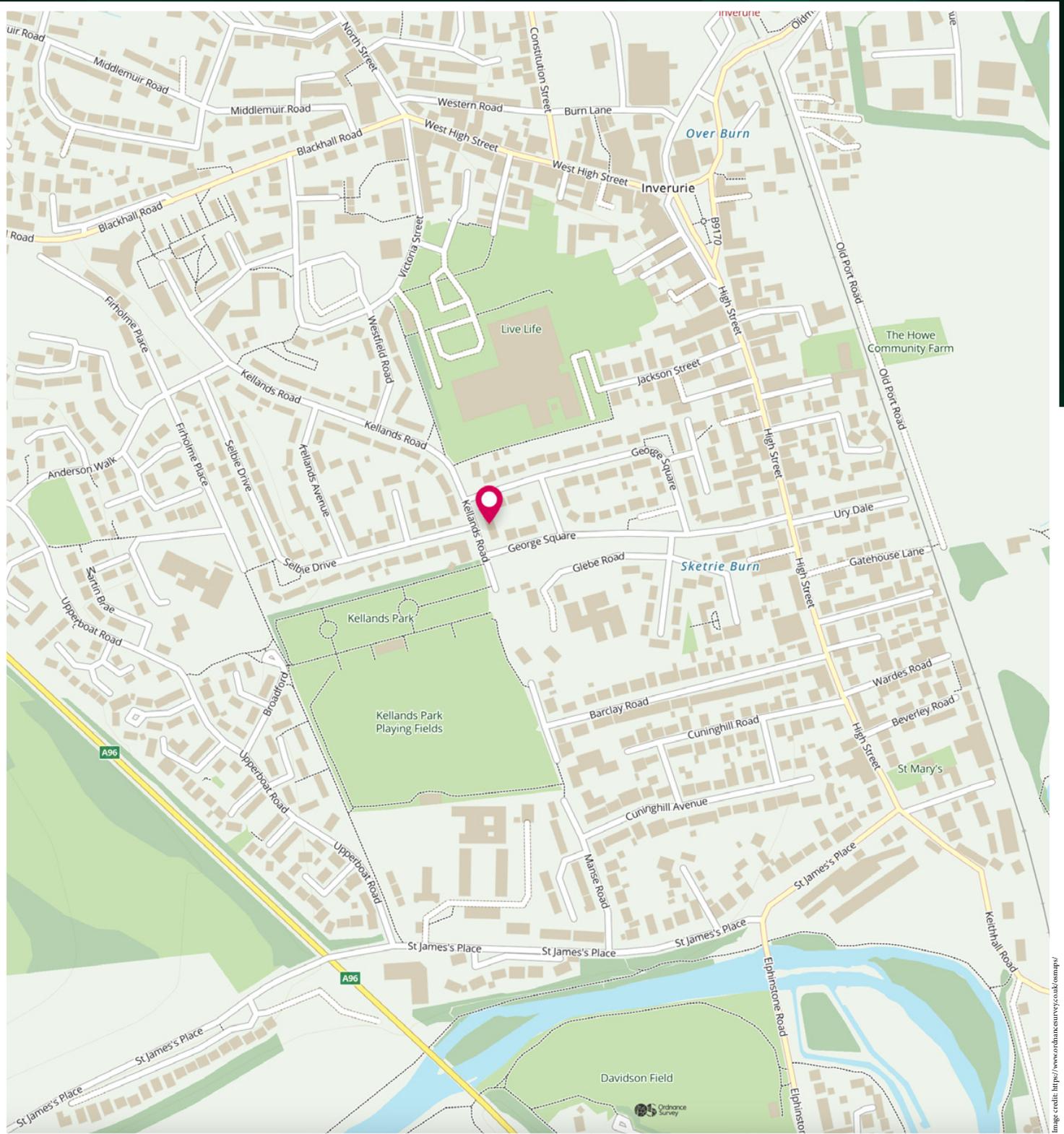


Number 89 George Square, is located in the ever-expanding, bustling market town of Inverurie. It is within easy commuting distance to Aberdeen, Dyce Airport, and the new Prime Four site at Kingswells with the A96 and Aberdeen Western Peripheral Route within easy access, making all areas north and south of Inverurie and Aberdeen easily accessible.

Many leisure facilities are available in the area, including horse riding, country walks, mountain bike trails, and several golf courses to be enjoyed. Inverurie provides all the facilities one would expect, including a fantastic choice of educational establishments with the new Inverurie Academy minutes from the property.

There are several banking options, NHS health centres, local shops, post offices, 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, supplying a link to Inverness and Aberdeen. National and international flights are available from Aberdeen Dyce Airport, approximately 12 miles from the property.

The Location



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**Part
Exchange
Available**



THE SUNDAY TIMES
THE TIMES



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