



15 URQUHART ROAD  
OLDMELDRUM, INVERURIE  
AB51 0EX

SELF CONTAINED ONE  
BEDROOM FLAT

LOUNGE

KITCHEN

BEDROOM

BATHROOM

GARDEN

EPC BAND F



Offers Over  
**£99,950**



**grantsmith**  
LAW PRACTICE

## DESCRIPTION

Centrally situated within the popular town of Oldmeldrum, this SELF CONTAINED ONE BEDROOM FLAT ideally suited for the first time buyer looking for a low maintenance and easily run property. Benefiting from double glazing throughout, the property boasts many appealing features and is within easy commuting distance of Dyce and Aberdeen. The good sized lounge has been decorated in neutral tones and has a large picture window overlooking the front of the property and allows access to the kitchen which has been fitted with a range of modern base and wall units with co-ordinating work surfaces. The spacious double bedroom benefits from a fitted double wardrobe and the lovely presented bathroom has been fitted with a three-piece suite and has a shower over the bath. Outside, there is a small garden area to the side of the property and there are on street parking facilities to the front of the property.

## DIRECTIONS

From Aberdeen travel on the main A947 Aberdeen - Turriff road to Oldmeldrum. Take the fourth road on the left onto Urquhart Road and the property is situated on the right hand side.

## VIEWING

Viewing strictly by appointment only please contact Grant Smith Law Practice on 01888 562245 or the owner on 07730479733

## Hallway

Entered via a Upvc glazed exterior door, the entrance hall gives access to a carpeted staircase leading to the upper hallway which allows access to all rooms in the property. A shelved recessed airing cupboard houses the water tank.

## Lounge (4.04m x 3.48m approx.)

This good sized room features a large picture window to the front allowing an abundance of natural light into the room. Laminate flooring and radiator. Access to Kitchen.

## Kitchen (2.82m x 2.36m approx.)

This bright room is fitted with a range of base and wall units with co-ordinating work surfaces and splashback

tiling. Asterite sink with drainer and mixer tap. Ample space is allowed for a fridge, washing machine and cooker. Window with deep sill overlooks the front of the property.

## Bedroom (3.43m x 2.59m approx.)

This spacious double bedroom benefits from a fitted double wardrobe allowing ample storage and hanging space. This room has a window overlooking the rear of the property. Fitted carpet and radiator.

## Bathroom

Lovely presented bathroom fitted with a modern 3-piece suite comprising W.C and wash hand basin, bath with overhead shower. Towel rail and Karndean flooring. Usual bathroom fittings.

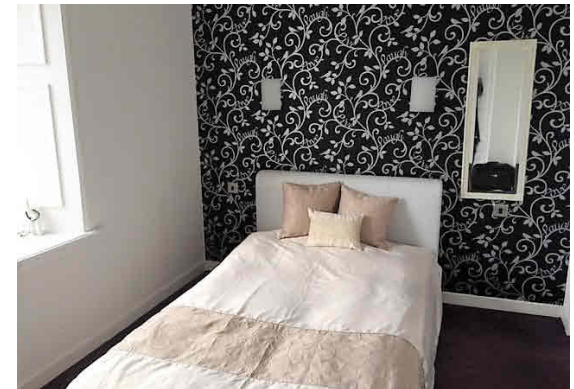
## Outside

There is a communal shed to the side of the property along with an area of garden which is exclusive to the property.

## Note

All carpets, floor coverings, light fittings and white goods are to be included in the sale.

Although these particulars are believed to be correct, they are not warranted and are not to form any contract of sale.



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