



28d Threave Circle
Inverurie , AB51 6AZ

ledingham
chalmers
estate agency



Lounge



Dining kitchen

**28d Threave Circle
Inverurie , AB51 6AZ**

**Beautifully presented two bedroom end
terrace family home**

- Beautiful family home
- Two double bedrooms
- Patio doors to the garden
- Exclusive parking
- Gas central heating & double glazing
- Lovely views



Two beds.



One bathroom.



One public room.

Beautifully presented two bedroom end terrace family home

We are delighted to present for sale this beautiful two bedroom end terraced dwelling house with easy access to Inverurie town centre and Uryside Primary school. Set within the landscaped development of Osprey Heights the property has a commanding view to Bennachie and takes in the feel of countryside living but with access to a wide range of local amenities. The property has been presented in light fresh tones though out with well proportioned rooms and ample accommodation spanning over two floors. There is ample storage in the property and a fully enclosed rear garden can be enjoyed via patio doors from the kitchen.

The front entrance hallway gives access to a carpeted stair to the upper level and through to the lounge. There is a bright aspect to the front and tasteful decor. The rear kitchen has been well appointed with a range of wall and base mounted white gloss units with co-ordinating work surface. Integrated appliances will remain as part of the sale and there is ample space for a dining table and chairs if required. The French doors to the rear are a favourable feature and allow access to the garden and light to floor the room. Completing the ground floor accommodation is a most useful addition of a spacious WC with utility room. On the upper floor there are two double bedrooms both of which have built in storage. The family bathroom has a white suite with shower over the bath. On the outside the rear garden is fully enclosed, making it the perfect per and child friendly area. There is a patio area, tiered lawn and gate to the rear. Parking is on street to the front of the property.



Bedroom one



Garden

Accommodation and plans

Lounge	14'1" x 10'8"	4.29m x 3.25m
Dining kitchen	12'1" x 10'8"	3.68m x 3.25m
Utility	6'2" x 3'7"	1.88m x 1.09m
WC	5'4" x 3'7"	1.63m x 1.09m
Bedroom one	12'9" x 10'3"	3.89m x 3.12m
Bedroom two	12'5" x 8'11"	3.79m x 2.72m
Bathroom	7'1" x 6'3"	2.16m x 1.91m

Directions

From the centre of Inverurie follow the Oldmeldrum road and take the first entrance on the right into Osprey Heights. Follow along this road for a short distance and turn first right into Boynds Brae. Carry on along this road until you see the junction to the left for Threave Wynd. Threave Circle is off of here and the property situated on the right hand side as indicated by our For Sale sign.

Arrange a viewing

Viewing By Appointment Telephone 07792212458 or By Arrangement with Ledingham Chalmers on 01224 632500

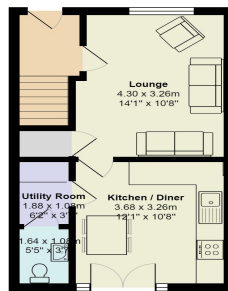
Contact us

Ledingham Chalmers
Johnstone House, 52-54 Rose Street
Aberdeen AB10 1HA

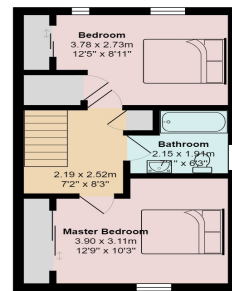
Tel: 01224 632500
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Icea.com

28d Threave Circle



Ground Floor



First Floor

All measurements are approximate and for display purposes only

Whilst every effort has been made to ensure the accuracy of the information contained in this Schedule, including the floor plan (if applicable) please note that all measurements have been taken with a sonic tape measure and as a result are only approximations; the measurement of doors, rooms and windows and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. Any plans are for illustrative purposes only and should be used as such by prospective purchasers.