



5B Victoria Court | Inverurie | AB51 3QY

Two Bedroom Ground Floor Self-Contained Flat

Offers Over £142,000

Enjoying a convenient, central location within the expanding town of Inverurie, we offer for sale this well proportioned two bedroom ground floor self-contained flat. The property is presented with fresh neutral decor throughout and would make an excellent first time purchase or buy-to-let investment.

The property is entered via it's own front door, into the hallway which gives way to most of the accommodation. The well proportioned lounge features twin front facing windows and gives way to the dining kitchen.

The kitchen is fitted with a range of units and incorporates various integrated and free-standing appliances with ample space for a small dining set.

Both of the bedrooms are generous doubles and boast built-in wardrobes providing a wealth of storage, with further space available for free-standing furniture.

The home is completed by the modern bathroom with three piece white suite comprising W.C., wash hand basin and Jacuzzi bath with mains shower over, finished with aqua-panelling, a heated towel rail and a useful vanity unit.

Outside, the property benefits from a shared garden with rotary dryers. An allocated parking space is located within the car park.

## ACCOMMODATION

### Lounge

9'3" x 8'3" (2.82m x 2.52m) approx.

### Dining Kitchen

9'3" x 8'3" (2.82m x 2.52m) approx.

### Bedroom 1

14'0" x 10'1" (4.27m x 3.07m) approx.

### Bedroom 2

10'8" x 10'1" (3.25m x 3.07m) approx.

### Bathroom

8'3" x 5'6" (2.52m x 1.68m) approx.

To be included in the sale price are all fitted floor coverings, curtains, blinds, light fittings and shades.

## Gas Central Heating

## Double Glazing

## EPC Band C



**Lounge**



**Lounge**



**Dining Kitchen**



**Dining Kitchen**



**Bedroom 1**



**Bedroom 2**

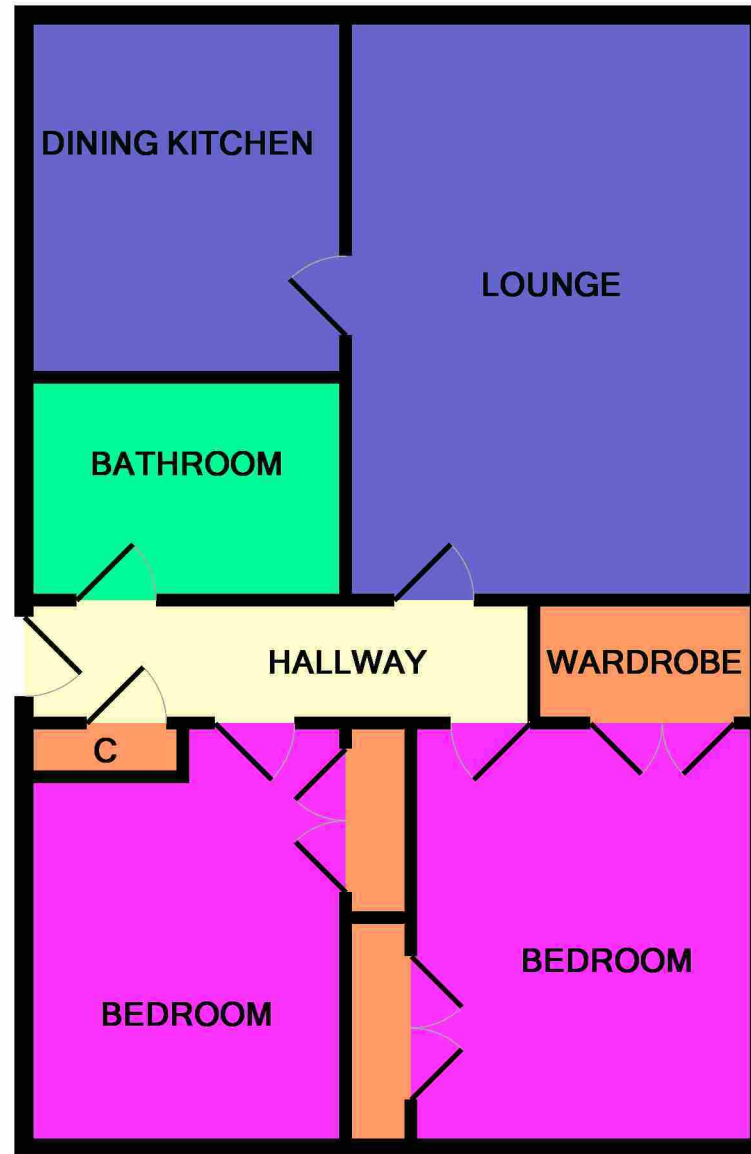




**Bathroom**



**Shared Garden**



**Floorplan**

Viewing By Appointment Telephone 07738 260356 or By Arrangement with Ledingham Chalmers on 01224 632500

### Property location



### Directions

From the centre of Inverurie travel up West High Street. At the roundabout turn left into Victoria Street. Turn first left then left again into Victoria Court.

### Location

The property is located in a central location in the popular town of Inverurie and enjoys pleasant surroundings within a quiet cul de sac. The town has an excellent range of shopping facilities with a choice of primary schools and secondary education is provided at Inverurie Academy. A full range of leisure pursuits both indoor and outdoor are at hand including bowling, swimming, golf and tennis. Regular bus and train services to Aberdeen also means that Inverurie is within easy commuting distance of the city, with it being only 16 miles away.

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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 close 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.