



**32 Lochter Drive**  
Inverurie, AB51 6BG

ledingham  
chalmers  
estate agency



Lounge



Lounge



Dining area

**32 Lochter Drive  
Inverurie, AB51 6BG**

**Charming two bedroom terraced home with  
parking**

- Presented in immaculate condition throughout
- Spacious lounge with double doors out to the garden
- Modern and stylish kitchen with a range of appliances
- Fantastic rear garden, with patio area
- Close proximity to the train station and Inverurie



**Two** beds.



**One** bathroom.



**One** public room.

## Charming two bedroom terraced home with parking

Situated in the popular Garioch View development by Taylor Wimpey, we are delighted to offer for sale this spacious two bedroom terraced property, which is presented immaculately presented throughout. The property offers bright and airy accommodation and is a great opportunity to purchase a home which is in move-in condition.

Upon entering the property you are greeted by a spacious and light hallway which provides access to all of the ground floor accommodation.

The first room to your right is the beautifully appointed kitchen, with modern base and wall units and complementing dark work top. There are a range of integrated appliances including electric hob, oven, fridge/freezer, washing machine/tumble dryer and dishwasher. All appliances are included in the sale.

The lounge is located to the rear of the property and is spacious in its size, with available space for a dining area. There are patio doors leading out to the rear garden, helping bring the outdoors in and opening up the room even further.

The ground floor accommodation is completed by a useful WC and storage cupboard.



Kitchen



Master bedroom



Rear garden



Rear garden

On the first floor you will find two generous double bedrooms and family bathroom.

The master bedroom is located to the rear of the property, with views over the garden. It benefits further from built-in wardrobes.

Bedroom two is a great size and located to the front of the property, with a large window flooding the room with light.

The family bathroom is modern in its styling and comes complete with bath and overhead shower.

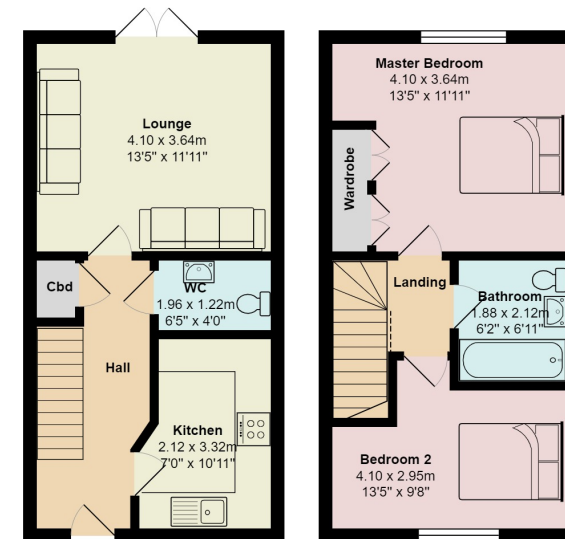
The rear garden is laid to lawn, with two connected slatted seating areas. The seating area to the bottom of the garden is perfect sun trip and the ideal spot for your morning coffee. The garden is fully enclosed with grey painted fencing.

To the front of the property there is resident parking, which is landscaped with mature shrubbery. The developments' communal areas are maintained by a factor which is charged to the residents monthly.

## Accommodation and plans

Lounge	13'5" x 11'11"	4.09m x 3.63m
Kitchen	7'0" x 10'11"	2.13m x 3.33m
WC	6'5" x 4'0"	1.96m x 1.22m
Master bedroom	13'5" x 11'11"	4.09m x 3.63m
Bedroom two	13'5" x 9'8"	4.09m x 2.95m
Bathroom	6'2" x 6'11"	1.88m x 2.11m

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## **Directions**

From the centre of Inverurie follow the Oldmeldrum road and taking the third road on the right into Osprey Heights following the road along and take the left into Lochter Drive continue along here and take the left into Lochter Park following the road around to Lochter Drive.

## **Location**

Inverurie is an expanding, prosperous town located only 15 miles from Aberdeen city centre. There is an excellent range of retail outlets and local shops, a health centre, cottage hospital, several large supermarkets, swimming pool, sports centre, community centre and golf, tennis, bowling, fishing and hillwalking are all available nearby.

Inverurie offers excellent road and rail links both north and south including Aberdeen, Dyce, Huntly and Elgin and is within easy commuting distance of the Prime Four site at Kingswells, Westhill, Dyce and Aberdeen city centre.

## Arrange a viewing

Viewing By appointment telephone 07802822059 or by arrangement with Ledingham Chalmers on 01224 632500

## Contact us

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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 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.