



6 Conglass Court | Inverurie | AB51 4LA

Immaculate Three Bedroom Semi Detached Home

Offers Around £207,000

Situated in a quiet cul-de-sac within the thriving town of Inverurie, this three bedroom semi-detached home offers ideal family accommodation across two floors. The property features stylish decor and is presented in immaculate order throughout, creating a home which is in true walk-in condition.

The entrance hall, laid with tiled flooring, gives way to the convenient cloakroom and the front facing lounge which is naturally bright and decorated in neutral tones with feature wallpaper. From here, access is given to the rear facing dining kitchen which boasts a wide range of wall, base and drawer units which are overlaid with wood effect work surfaces and finished with attractive metro tiling splash back. The open plan dining space with built-in storage cupboard and under-floor heating works well for both everyday family dining and entertaining alike and is adjacent to the French doors which open out to the patio area.

Ascending to the first floor landing, a built-in cupboard provides useful storage space and access is given to the floored loft.

The first of the bedrooms is a generous double, boasting two built-in double wardrobes. The second and third bedrooms each offer ample space for a range of free-standing furniture, with the third also providing built-in storage with the over-stair cupboard.

The home is completed by the family bathroom which is extensively tiled and fitted with a modern white suite comprising W.C., wash hand basin and Jacuzzi bath with mains shower over, finished with under-floor heating and a chrome heated towel rail.

To the front of the home the driveway provides convenient off-street parking and leads up to the single garage with up and over door. The rear garden boasts beautiful views across Inverurie and is fully enclosed, creating a safe environment for children and pets. On split levels, this garden has been thoughtfully landscaped, comprising areas of patio, lawn and decking, bordered with slate and bark chips.

## ACCOMMODATION

### Ground Floor

#### Lounge

15'5" x 12'6" (4.7m x 3.81m) approx.

#### Dining Kitchen

15'6" x 11'2" (4.73m x 3.4m) approx.

#### Cloakroom

6'4" x 2'8" (1.93m x .81m) approx.

### First Floor

#### Bedroom 1

11'3" x 9'6" (3.43m x 2.9m) approx.

#### Bedroom 2

11'9" x 9'5" (3.58m x 2.87m) approx.

#### Bedroom 3

8'8" x 7'3" (2.64m x 2.21m) approx.

#### Bathroom

6'5" x 6'3" (1.96m x 1.91m) approx.

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

Gas Central Heating

Double Glazing

EPC Band C



**Lounge**



**Lounge**



**Dining Kitchen**



**Dining Kitchen**



**Dining Kitchen**



**Landing**





**Bedroom 1**



**Bedroom 1**



**Bedroom 2**



**Bedroom 2**



**Bedroom 3**



**Bedroom 3**



**Bathroom**



**Garden**

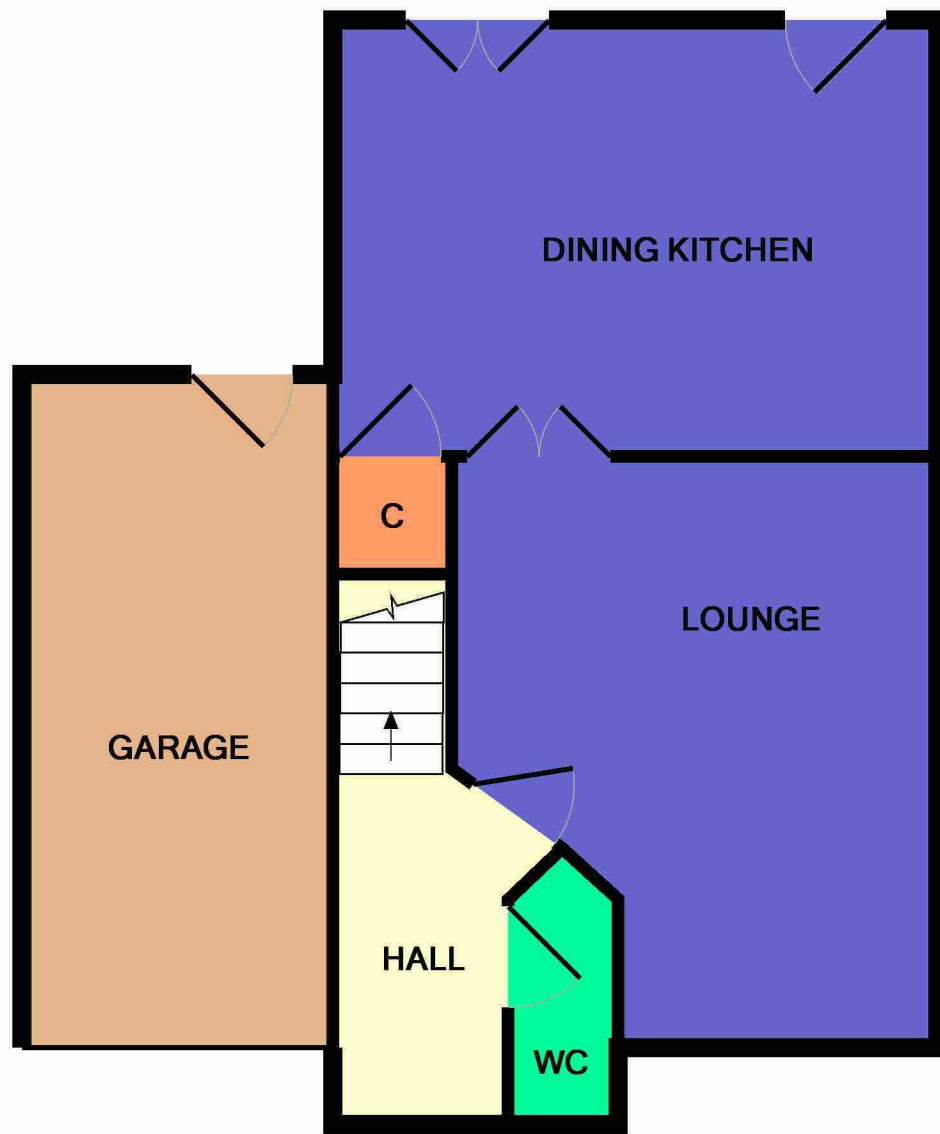




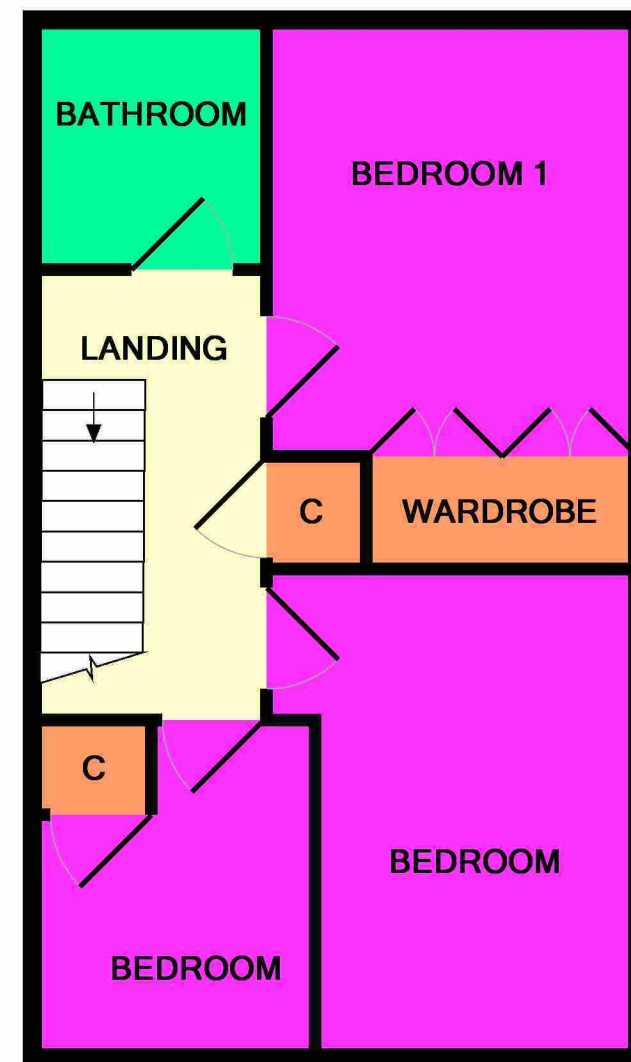
**Garden**



**Garden**



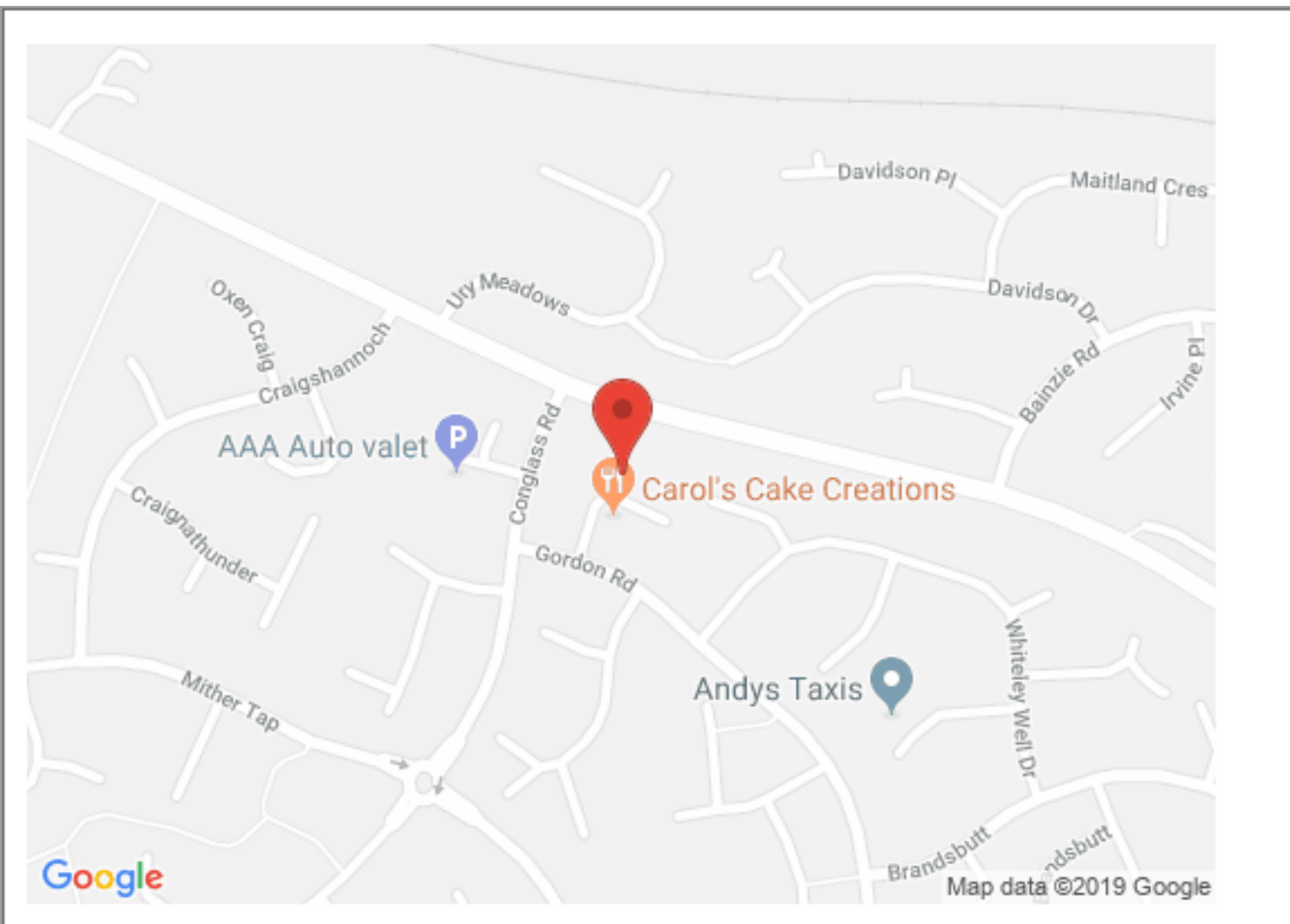
GROUND FLOOR



1ST FLOOR

# Floorplan

## Property location



### Directions

From Inverurie town centre proceed along West High Street, turning right at the mini-roundabout onto North Street. Continue to the top of North Street, going straight on at the roundabout. Take the first left onto Conglass Road and then left again onto Gordon Road. Conglass Court is then first on the left.

### Location

The expanding town of Inverurie is located approximately 18 miles north west of Aberdeen, with excellent road and rail links making for an easy commute both north and south. The town itself enjoys a wealth of independent local shops and many supermarkets including Morrisons and Tesco. There are also excellent provisions for schooling with four reputable primary schools, one special needs school and a new secondary community campus due for completion in 2019.

Currently underway are extensive improvements to the health, leisure and recreational facilities, with an expanding sports centre, trampolining centre as well as an ongoing review of improvements to infrastructure. The area is particularly convenient for access to the industrial complexes at Inverurie and Dyce as well as Aberdeen Airport.

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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.