



5 Greentrees Grove,
Inverurie, Aberdeenshire, AB51 6BL

Offers over **£325,000**

**ledingham
chalmers**
estate agency



Lounge



Immaculate detached family home in executive development.

- Situated in a modern residential development in Inverurie
- Bright and spacious front facing Lounge
- Open plan Dining/Kitchen with patio doors to rear Garden
- Two of the bedrooms feature En Suite facilities
- Versatile Study Room/Nursery
- Fully enclosed rear Garden and integral Garage

Kitchen/Diner



Five beds.



Three bathrooms.



One public room.

Kitchen/Diner

Located in the Osprey Heights Development of Inverurie we are delighted to present for sale this outstanding five bedroom, three bathroom luxury detached family home with integral garage.

Ideally located within a generous plot, the property is immaculately finished throughout creating the perfect family home where the most discerning buyer can take occupancy with the utmost of ease.

Upon entering the property, viewers are greeted with a spacious entrance hall with neutral decor and staircase to the upper level.

The lounge enjoys a front aspect with a superb dual aspect which floods the room with natural light. Ample space is available for a wide range of furniture as desired.

The open plan kitchen/diner enjoys pleasing rear garden views and is well equipped with a range of contemporary units with complementary worktops. Integrated appliances include the oven, hob, fridge/freezer and dishwasher, all of which are generously included within the sale price.

The dining area is placed in front of the double doors leading out to the garden, making this the perfect spot to enjoy your morning coffee.

The conveniently located utility room gives access to the rear of the home and boasts under counter space for laundry appliances. There is also a door leading to the cloakroom which comprises WC and wash hand basin.



Kitchen/Diner



Bedroom



En Suite



Bedroom

Ascending the stairwell to the first floor, the upper hall is host to an airing cupboard which houses the water tank and loft which is accessed via hatch.

Sure to impress is the principal bedroom which is of generous proportion, awash with light from the large front facing window. Key accents include the built in mirrored wardrobe and the well appointed en suite which comprises shower enclosure powered by mains, WC and wash hand basin.

The guest bedroom enjoys a rear aspect, has a built-in mirrored wardrobe and also benefits from a stylish en suite with mains powered shower, WC and wash hand basin.

There are two further generously sized double bedrooms, one located to the front and the other to the rear, both with space for an array of free standing furniture.

The study/bedroom is a versatile room which would also make the perfect nursery.

Completing the internal accommodation is the bathroom comprising bath with shower above, WC and wash hand basin.

The fully enclosed rear garden provides the perfect space to relax and unwind and is ideal for the safe play of children and pets, with a large lawn area complimented by a patio ideal for al fresco dining. To the front, an integral garage has both power and light and a tarmac driveway provides off street parking.

Accommodation

Lounge	10'11" x 19'8"	3.33m x 6m
Kitchen/Diner	22'7" x 14'9"	6.89m x 4.5m
Utility Room	5'11" x 8'6"	1.8m x 2.59m
Cloakroom	5'11" x 3'7"	1.8m x 1.09m
Bedroom	11'2" x 11'6"	3.4m x 3.51m
En Suite	6'9" x 5'10"	2.06m x 1.78m
Bedroom	10'5" x 13'8"	3.18m x 4.17m
En Suite	6'2" x 7'0"	1.88m x 2.13m
Bedroom	10'5" x 15'11"	3.18m x 4.85m
Bedroom	9'9" x 11'2"	2.97m x 3.4m
Bedroom/Study	7'2" x 7'8"	2.18m x 2.34m
Bathroom	7'1" x 6'6"	2.16m x 1.98m

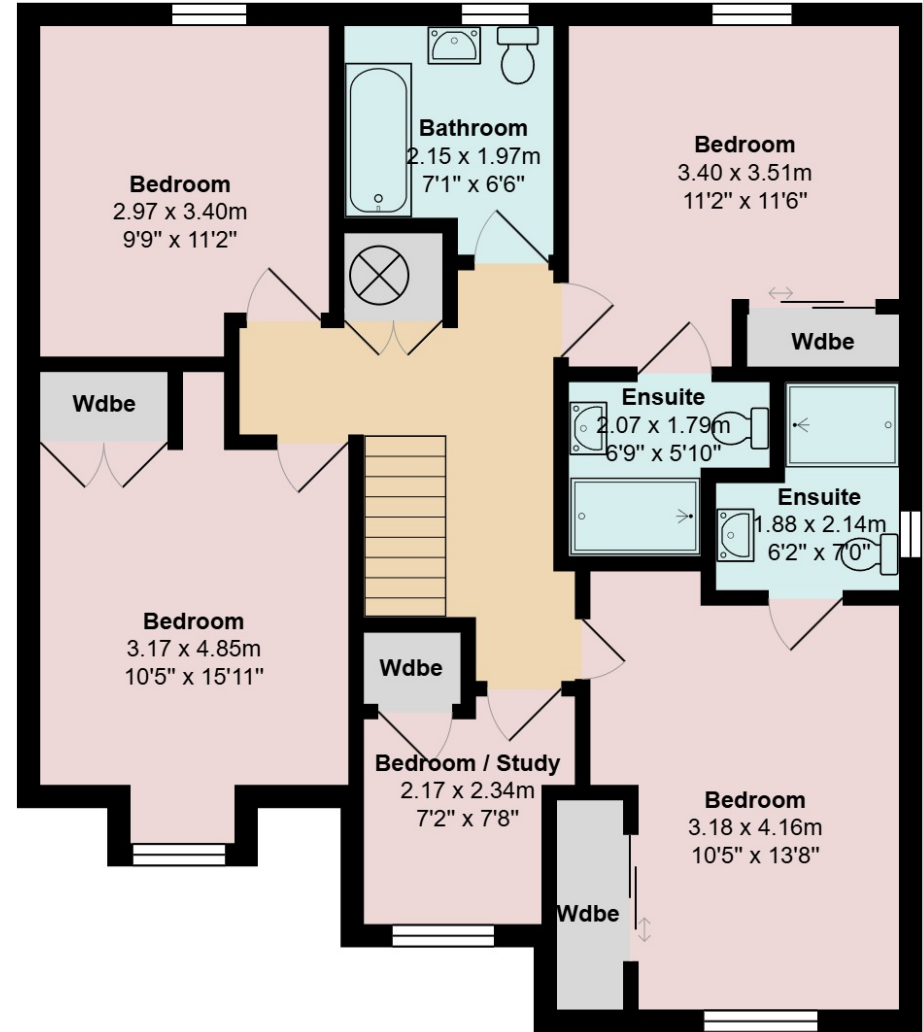
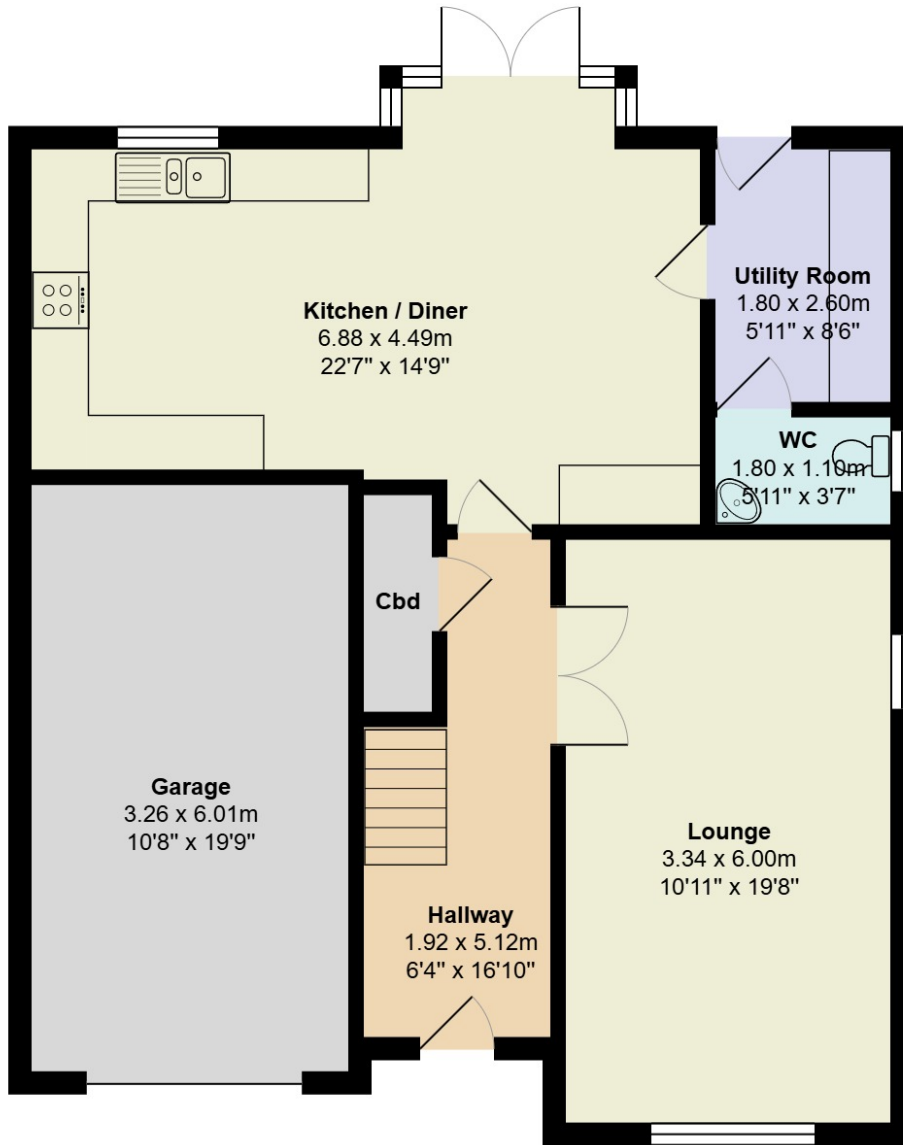


Bedroom



Garden

Floorplan
5 Greentrees Grove



Directions

From Inverurie town centre, travel along the Oldmeldrum Road for approximately half a mile. Take a right onto Boynds Drive, following the road round to the left. Take the first right onto Boynds Brae. Follow the road up the hill and take your second left onto Greentrees Grove. Number 5 is the second house on the right hand side.

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 and community centre. Golf, tennis, bowling, fishing and hillwalking are also 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 Westhill, Dyce and Aberdeen city centre.

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.

Arrange a viewing

Viewing By appointment telephone 07849603405 or by arrangement with Ledingham Chalmers on 01224 632500

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