



114 Oldmeldrum Road,
Inverurie, Aberdeenshire, AB51 6BB

**ledingham
chalmers**
estate agency



Living Room



Dining area/ Kitchen



Dining area/ Kitchen

Immaculate detached family home with landscaped gardens and double garage

- Situated in a modern residential development in Inverurie
- Bright and spacious front facing Lounge
- Open plan Dining/Kitchen with patio doors to rear Garden
- Versatile Office with garden access
- Impressive principal bedroom with ensuite
- Beautifully landscaped gardens



Four beds.



Two bathrooms.



Two public rooms.

Located in the Osprey Heights Development of Inverurie we are delighted to present for sale this outstanding four bedroom, two bathroom luxury detached family home with integral double 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. A convenient WC is access from the hall and comprises WC and wash hand basin. The lounge enjoys a front aspect with green leafy views while boasting excellent proportions allowing for range of free standing 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 silestone worktops. Integrated appliances include two ovens, induction hob, fridge/freezer and dishwasher, all of which are generously included within the sale price. This space really is the heart of this fine home, with glazed doors leading out to the expansive patio which enhances the indoor/outdoor flow. The study/family room is located off the kitchen, and also boasts garden views and a glazed door to the patio. This versatile space is currently used as a home office but would equally make a great play room.

The conveniently located utility room gives access to the side of the home and boasts space for laundry appliances. There is also a door leading to the double garage. Ascending the staircase to the first floor, the upper hall is host to an airing cupboard which houses the water tank. There is also access into the loft space above via a ceiling hatch.



Principal Bedroom



Ensuite



Bedroom



Bathroom

Sure to impress is the principal bedroom which is of generous proportions, awash with light from the large front facing window with Juliet balcony. Key accents include the built in mirrored wardrobes and the well appointed ensuite which comprises double width shower enclosure powered by mains, WC and storage vanity unit with inset wash hand basins.

Three further double bedrooms benefit from extensive built-in wardrobes and excellent proportions. Two bedrooms enjoy rear aspect views over the beautifully landscaped garden, while the front facing bedroom has open views towards Bennachie. Completing the internal accommodation is the bathroom comprising bath, separate shower enclosure, WC and wash hand basin.

Outside, both the front and rear gardens have been immaculately landscaped to make a striking backdrop for this fine home. The front garden is laid mainly with lawn, with mature hedging boarder creating a lovely leafy backdrop to the lounge and enhancing privacy. Light grey slabbing leads to the front door and either side of the property. To the left is a gated area where a shed is located, to the right is a double gated pathway which leads to the utility's side entrance and beyond to the rear garden. The large drive way is located to the front of the property and due to the property's positioning on the street is much larger than others in the area. The double garage has an up and over door with EV charger installed. The boiler is also located within the garage.

The fully enclosed rear garden has been immaculately landscaped and provides the perfect space to relax and unwind, while still being an ideal space for the safe play of children and pets. Situated over two levels there are areas of astro turf, raised floor beds and large patio ideal for al fresco dining. Mature trees to the rear enhance the feeling of privacy and give a beautiful backdrop.

Accommodation

Living Room	12'3" x 16'10"	3.73m x 5.13m
Dining area	11'4" x 12'5"	3.46m x 3.79m
Kitchen	9'9" x 14'8"	2.97m x 4.47m
Study / Family Room	12'3" x 9'5"	3.73m x 2.87m
Principal bedroom	20'7" x 13'6"	6.28m x 4.12m
Ensuite	9'11" x 8'11"	3.02m x 2.72m
Bedroom	11'10" x 13'3"	3.61m x 4.04m
Bedroom	10'11" x 12'7"	3.33m x 3.84m
Bedroom	10'5" x 11'4"	3.18m x 3.46m
Bathroom	9'6" x 5'5"	2.9m x 1.65m

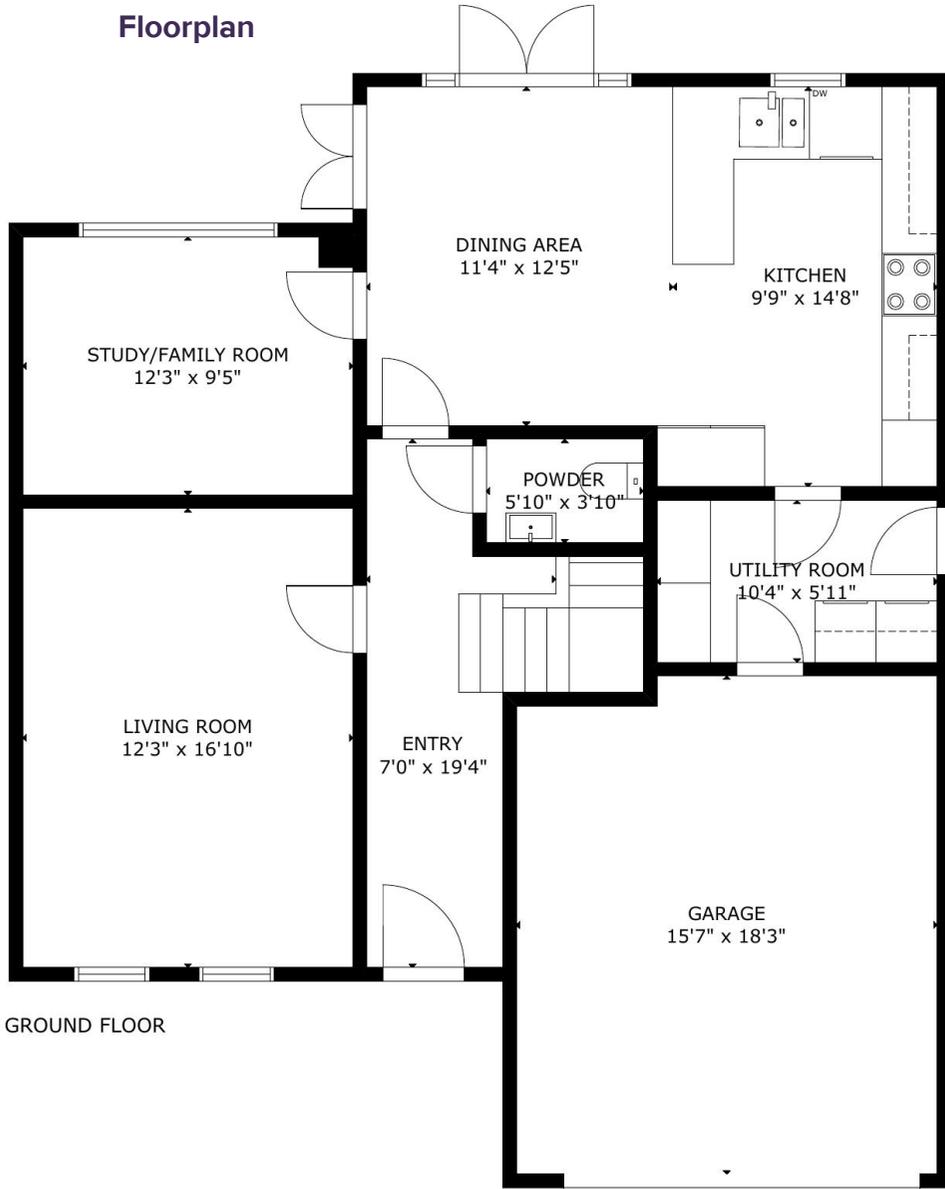


Study / Family Room

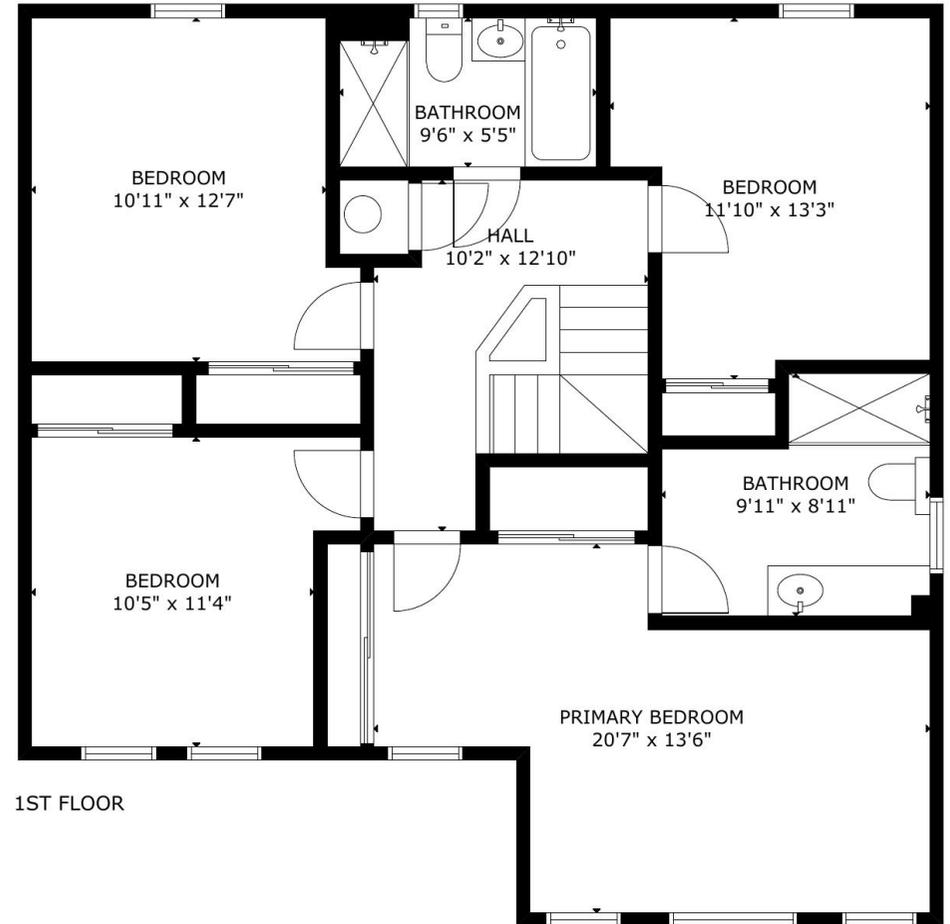


Rear Garden

Floorplan



GROUND FLOOR



1ST FLOOR

GROSS INTERNAL AREA
TOTAL: 1,828 sq ft
GROUND FLOOR: 850 sq ft, 1ST FLOOR: 978 sq ft
EXCLUDED AREA: GARAGE: 279 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Directions

Travel along the A96 to the Inverurie roundabout. Take the third exit which leads into Inverurie along B993 Elphinstone Road. Follow this road to the mini roundabout, turn right and take the second exit on to St James Place. At the traffic lights turn left onto the High Street which leads onto Market Place. Continue to the roundabout, turn right, taking the third exit for B9170 Old Meldrum Road. Follow the road over the bridge and turn right at the last entrance before the pedestrian crossing. The property is situated to the right as indicated by our 'For Sale' sign.

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 07980598414 or by arrangement with Ledingham Chalmers on 01224 632500

Contact us

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