



6 Corsmanhill Grove,
Inverurie, Aberdeenshire, AB51 5SW

**ledingham
chalmers**
estate agency



Lounge



Kitchen/Diner



Kitchen/Diner

Well presented three bedroom detached family home

- Bright and spacious rooms throughout
- Open plan Kitchen/Diner with Utility Room
- Three Bedrooms one with Ensuite facilities
- Family Bathroom with shower enclosure and bath
- Sizeable rear Garden laid with lawn
- Garage and Driveway to the front



Three beds.



Two bathrooms.



One public room.

Located in the Malcolm Allan Development in Inverurie we are delighted to present for sale this well presented, three bedroom luxury detached family home with integral garage and rear garden.

Ideally located within a generous plot, the property is the perfect family home. 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 accessed from the hall and comprises WC and wash hand basin.

The lounge enjoys a front aspect with large window allowing a good ingress of natural light while also 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 worktops. All integrated appliances are included within the sale price. This space is sure to be the heart of the home, with sliding doors leading out to the garden which enhances the indoor/outdoor flow.

The conveniently located utility room also gives access to the rear of the home and boasts space for laundry appliances. There is also a door leading to the garage.

Ascending the staircase to the first floor, the upper hall is host to a useful storage cupboard and loft hatch.



Bedroom



Bedroom



Bedroom



Bedroom

Sure to impress is the principal bedroom which is of generous proportions, awash with light from the large front facing window. Key accents include the fantastic walk in wardrobe and the well appointed ensuite which comprises fully enclosed shower, WC and storage vanity unit with inset wash hand basins.

The second double bedroom is also located to the front of the property and further benefits from a walk in wardrobe. The third double bedroom enjoys a quiet rear aspect with built in wardrobe.

Completing the internal accommodation is the family bathroom comprising bath, separate shower enclosure, WC and wash hand basin. vanity unit.

To the rear the fully enclosed garden is mostly laid to lawn allowing the safe play of children and pet alike. To the front there is a driveway with access to the garage.

Accommodation

Lounge	13'6" x 17'11"	4.12m x 5.46m
Kitchen/Diner	21'8" x 11'1"	6.61m x 3.38m
Utility Room	11'2" x 7'1"	3.4m x 2.16m
WC	3'8" x 6'11"	1.12m x 2.11m
Garage	11'2" x 20'5"	3.4m x 6.22m
Bedroom	13'5" x 13'9"	4.09m x 4.19m
Bedroom	11'5" x 18'1"	3.48m x 5.51m
Ensuite	6'7" x 8'9"	2.01m x 2.67m
Bedroom	13'5" x 13'1"	4.09m x 3.99m
Bathroom	10'1" x 8'9"	3.07m x 2.67m



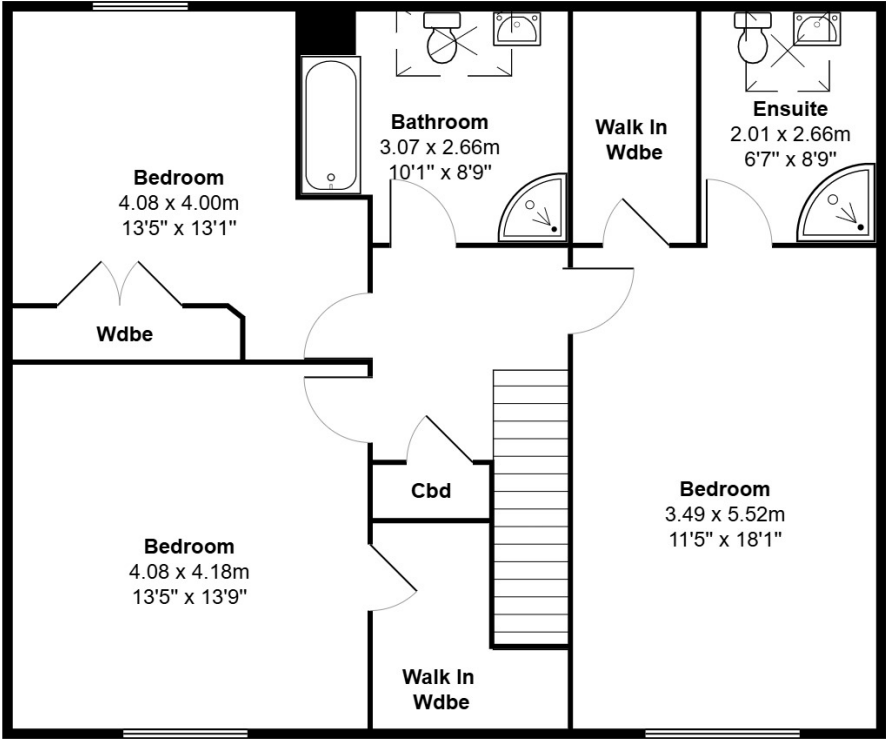
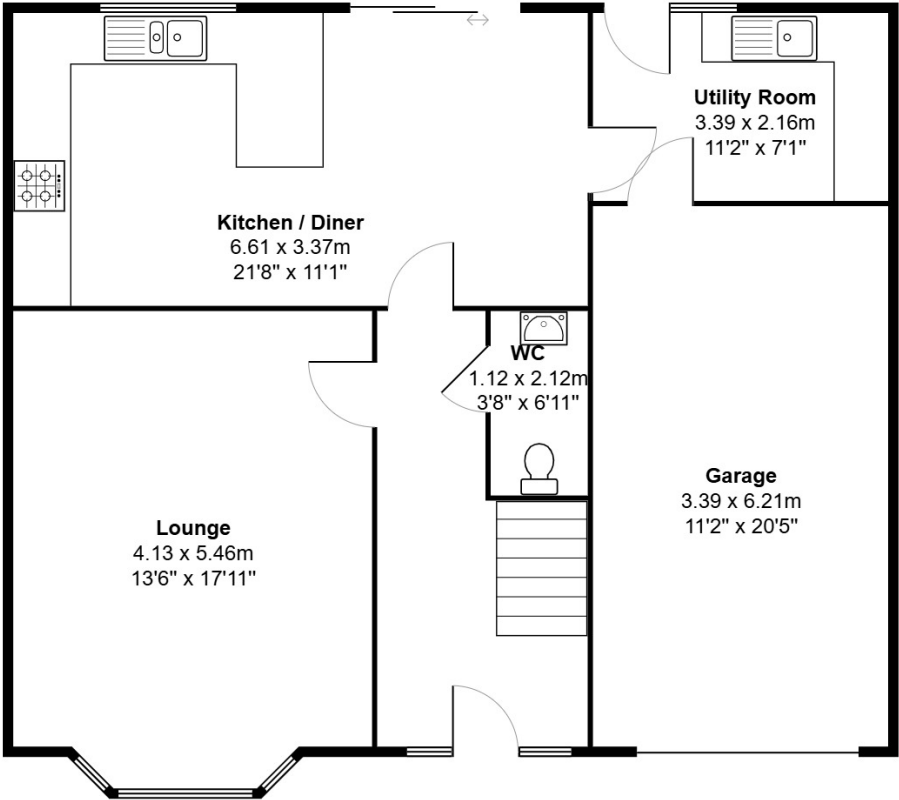
Bathroom



Garden

Floorplan

6 Corsmanhill Grove



Directions

From Inverurie town centre proceed along West High Street taking the second left at the mini-roundabout onto Blackhall Road. Continue to the top of Blackhall Road going straight ahead at the Morrisons roundabout. At the next roundabout take the second exit onto Corsmanhill Drive and then turn right into Corsmanhill Avenue, then take the second left into Corsmanhill Grove.

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.

Arrange a viewing

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.