



15 Otter Avenue,
Oldmeldrum, Inverurie, AB51 0FQ

**ledingham
chalmers**
estate agency



Lounge



Kitchen



Dining room

Four bedroom detached family home

- Beautifully presented and truly move in ready family home
- Cosy Lounge with outlook across front garden
- Sociable Kitchen / Dining Room on open plan
- Sun Room with patio doors to Rear Garden
- Four excellent sized Bedrooms
- Newly replaced Bathroom and En Suite



Four beds.



Two bathrooms.



Three public rooms.

Located in a highly sought after residential area of Oldmeldrum, this beautifully presented four bedroom detached home built by Kirkwood Homes, offers generous family living with stylish modern finishes throughout.

With two newly upgraded bathrooms and versatile public rooms including a stunning open-plan kitchen/dining room/sun room, this fantastic property provides exceptional comfort and flexibility for modern family life. Boasting triple glazing, gas central heating and in true move-in condition, this property is an ideal purchase for growing families seeking quality accommodation in a desirable location. Early viewing is essential in order to fully appreciate the accommodation on offer.

The welcoming entrance hall leads through to all accommodation and boasts a handy under stair cupboard

The lounge is a generous and tastefully decorated room with large picture windows to front, creating a warm and inviting space for relaxation or entertaining.

Undoubtedly the standout feature of the property, the kitchen is set on an open-plan layout with the family room and sun room which provides a superb family hub. The kitchen is fitted with a range of base and wall units and quality appliances, flowing seamlessly into the family area and on to the bright sun room, which boasts patio doors opening directly into the rear garden—perfect for indoor outdoor living.

Conveniently located off the kitchen, there is a practical utility room offering additional storage and external access.

Finishing off the downstairs accommodation is a cloakroom toilet fitted with a WC, wash hand basin with splashback tiling behind and finished with vinyl flooring.



Sun room



Utility Room



Bedroom

The spacious upstairs landing provides access to four generous sized bedrooms, all of which benefit from excellent built in wardrobe space. The principal bedroom also features a beautifully upgraded en-suite with shower cubicle set into concrete effect aqua panelling, WC and a wash hand basin set into vanity unit.

Completing the internal accommodation is the newly upgraded family bathroom which has been fitted with a three piece suite with shower over the bath, again set into concrete effect modern aqua panelling.

The upper floor also has loft access via a loft ladder and is fully floored with power and light. Further storage is available on the landing with a convenient airing cupboard.

Externally, to the front of the property is an extensive tarred driveway providing space for numerous cars and leading to the good sized single garage fitted with power, light and overhead storage. There are outdoor sockets and water taps to both front and rear of the property.

The fully enclosed rear garden is laid in paved patio for low maintenance and is a lovely sun trap in warm weather. The garden offers a high degree of privacy with no properties overlooking the rear. The garden also boasts a well proportioned shed which is equipped with power and light.



Ensuite

Accommodation

Lounge	12'3" x 15'5"	3.73m x 4.7m
Kitchen / Family Area	23'10" x 9'7"	7.27m x 2.92m
Utility Room	5'5" x 9'7"	1.65m x 2.92m
Sun Room	12'9" x 11'7"	3.89m x 3.53m
Bedroom	13'4" x 12'5"	4.07m x 3.79m
En Suite	8'7" x 3'7"	2.62m x 1.09m
Bedroom	9'3" x 11'0"	2.82m x 3.35m
Bedroom	9'3" x 10'6"	2.82m x 3.2m
Bedroom	9'0" x 9'0"	2.74m x 2.74m
Bathroom	8'6" x 5'6"	2.59m x 1.68m
Garage	9'2" x 18'3"	2.79m x 5.56m
WC	2'11" x 5'8"	.89m x 1.73m

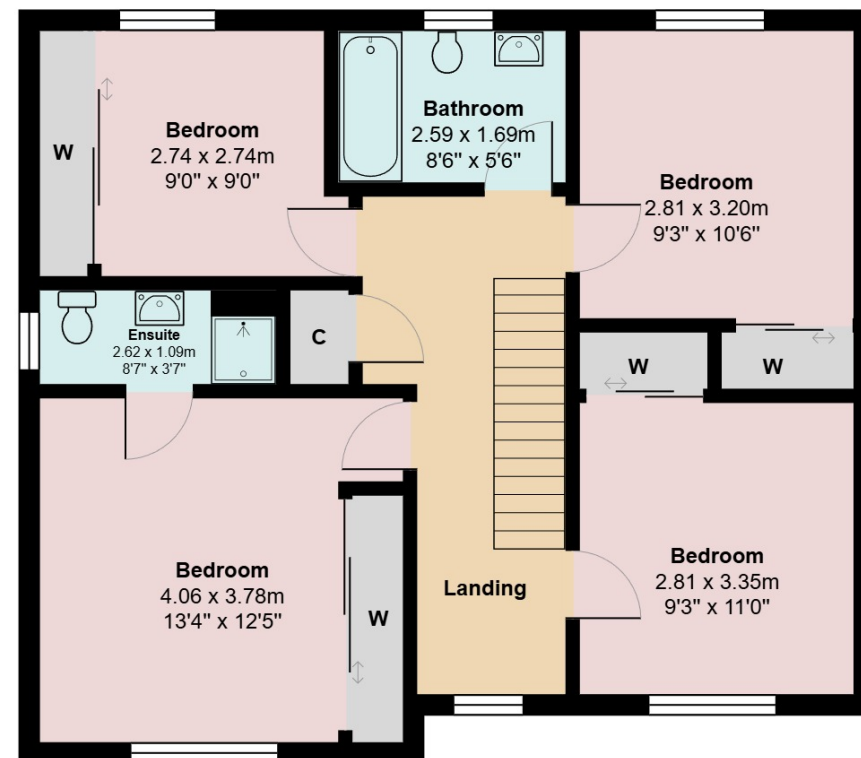
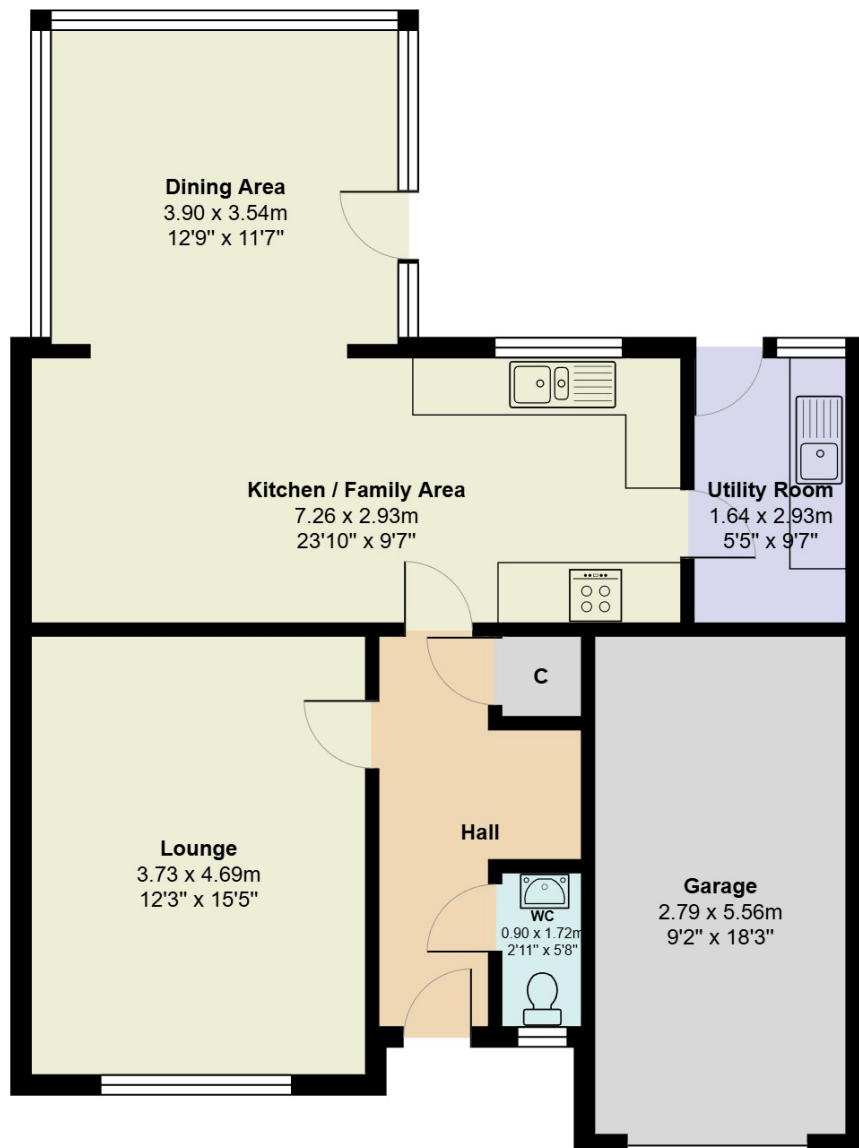


Bathroom



Rear Garden

15 Otter Avenue
Floorplan



Directions

From Inverurie take the B9170 road to Oldmeldrum and on entering Oldmeldrum at the roundabout take the second exit onto Station Road. Continue along this road for a short distance taking the third exit on the right into Otter Avenue. Follow the road along to the end and the property is indicated by our 'For Sale' sign.

Location

The village of Oldmeldrum offers a wide range of facilities including a primary school, secondary school - Meldrum Academy and library. The village has a selection of shops and other amenities, with additional facilities being available nearby in Inverurie. The major industrial sites of Aberdeen and Dyce are within easy commuting distance.

Arrange a viewing

Viewing By appointment telephone 07776 385929 or by arrangement with Ledingham Chalmers on 01224 632500

Contact us

Ledingham Chalmers
Johnstone House,
52-54 Rose Street, Aberdeen
AB10 1HA

Tel: 01224 632500
property@ledinghamchalmers.com

lcea.com

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.