



your **complete** property & legal service

**8 OXEN CRAIG
INVERURIE AB51 4LN**



Four Bedroom Detached Dwellinghouse with Detached Double Garage

- Lounge, Dining Room, Kitchen/Family Room, Cloakroom & Utility Room
- Four Bedrooms, Two En Suites, Study & Family Bathroom
- DG & Gas CH
- Garden to front & rear
- Ideal Family Home

Offers Over £275,500

Home Report Valuation £290,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

Located on a corner plot within a popular residential area of Inverurie, we offer for sale this Four Bedroom Detached Dwellinghouse with Double Garage. The property offers a generous level of accommodation over two floors and benefits from Double Glazing and Gas Central Heating. The accommodation comprises of Entrance Hallway, Lounge, Dining Room, Kitchen/Family Room, Study, Utility and Cloakroom on the ground floor. On the first floor there are two double bedrooms both benefitting from En Suite Shower Rooms, two further Bedrooms and a Family Bathroom completes the accommodation. Outside, a driveway provides off street parking for several vehicles and leads to the detached Double Garage. Garden to the front and rear. **The property will be sold as seen and no warranties will be given as to the working order of any of the appliances or supplies.**

ACCOMMODATION

Entrance Hallway

A half glazed entrance door with glazed side panel, opens into the spacious hallway. Access to the lounge, kitchen/family room, study, cloakroom and stairs to the first floor. Central heating radiator and tiled flooring.

Lounge

16' 2" x 12' 0"
(4.92m x 3.65m)

This well-proportioned room with bay window to the front offers space to accommodate a range of furniture. Gas Fire with hearth and surround, television and telephone points, two central heating radiators and fitted carpet. Doors to the dining room.



Dining Room

12' 9" x 9' 0"
(3.92m x 2.70m)

Located to the rear of the property, this room offers space for dining furniture. Central heating radiator and tiled flooring. Door to the kitchen/family room.

**Kitchen/Family Room**

20' 7" x 9' 4"
(6.29m x 2.86m)

Located to the rear of the property this open plan space features a kitchen and family room with the family area having French doors out to the garden. The kitchen has been fitted with a range of base and eye level units incorporating a breakfast bar, 1 ½ bowl sink, splashback and coordinating work surfaces. The units further incorporate a gas hob with stainless steel hood above and eye level oven to the side. Under stair cupboard, two central heating radiators and tiled flooring.



Utility Room **6' 9" x 5' 4"**
(2.10m x 1.64m)

Handy utility room with stainless steel sink, work surface, splashback and cupboard below with space for appliances. Storage cupboard. Central heating boiler. Exterior door to the side.

Study **9' 3" x 6' 8"**
(2.83m x 2.07m)

Versatile room, with bay window to the front of the property, central heating radiator and fitted carpet.

Cloakroom

With white suite comprising, w.c. and wash hand basin. Central heating radiator and tiled flooring.

FIRST FLOOR ACCOMMODATION

A carpeted staircase leads to the first floor galleried landing, which gives access to the remainder of the accommodation. Cupboard housing the hot water tank. Access hatch to loft space.

Master Bedroom **13' 9" x 12' 0"**
(4.23m x 3.65m)

Located to the front of the property, and benefiting from built-in wardrobes incorporating hanging rail and shelving providing excellent storage, space to accommodate free standing furniture. Television point, central heating radiator and fitted carpet. **En Suite** Fully tiled and fitted with white suite comprising w.c., wash hand basin and shower. Central heating radiator.



Bedroom 2

12' 5" x 9' 3"
(3.80m x 2.83m)

Also to the front of the property this good sized bedroom has space to accommodate a variety of furniture. Central heating radiator and fitted carpet. **En Suite** fitted with white suite comprising w.c., wash hand basin and fully tiled shower cubicle. Central heating radiator and tiled flooring.

**Bedroom 3**

9' 7" x 9' 3"
(2.95m x 2.83m)

Located to the rear of the property and benefiting from built in wardrobes incorporating hanging rail and shelf space. Central heating radiator and fitted carpet.



Bedroom 4

11' 9" x 9' 0"
(3.62m x 2.74m)

Also located to the rear and offering space for a range of furniture. Central heating radiator and fitted carpet.

**Family Bathroom**

9' 1" x 5' 7"
(2.77m x 1.73m)

Fully tiled family bathroom fitted with white suite comprising concealed w.c. and wash hand basin set into vanity unit and bath with shower above and screen to the side.



OUTSIDE

A driveway provides parking for several vehicles and leads to the detached double garage. Garden to the front laid in grass with shrubs and bushes, gate at the side leads to the rear garden also laid in grass with a decked area.

SERVICES

Mains electricity, water, drainage and gas central heating

ITEMS INCLUDED

The usual heritable fixtures and fittings are included. All floor coverings, light fittings, curtains and blinds will remain. **The property will be sold as seen and no warranties will be given as to the working order of any of the appliances or supplies.**

Council Tax Band

F

EPC Band

C

Entry

By arrangement

Viewing

By contacting our Oldmeldrum Office on 01651 872314 to arrange an appointment.

Email

oldmeldrum.property@stewartwatson.co.uk

Offers

All offers should be submitted in writing to our Oldmeldrum Office.

LOCATION

Inverurie is an expanding, market town situated approximately 17 miles from Aberdeen making it popular with city commuters. It offers a wide range of facilities including primary schools, the new community campus Secondary School, a health centre, hospital, several large supermarkets, swimming pool, sports centre, community centre and golf, tennis, bowling and fishing are all 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 the new Prime Four site at Kingswells, Westhill, Dyce and Aberdeen city centre.

Reference

Oldmeldrum/DDP/JM26

FREE VALUATION – We are pleased to offer a free and without obligation, valuation of your property.
Contact Property Department at any of our offices.

These particulars do not constitute any part of an offer or contract. All statements contained therein, while believed to be correct, are not guaranteed. All measurements are approximate. Intending purchasers or leasees must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained in these particulars.

The Property Shop, 2 Main Street, Turriff AB53 4AD	(01888) 563777	38 Broad Street, Fraserburgh, AB43 9AH	(01346) 514443
59 High Street, Turriff AB53 4EL	(01888) 563773	21 Market Square, Oldmeldrum AB51 0AA	(01651) 872314
65 High Street, Banff AB45 1AN	(01261) 818883	4 North Street, Mintlaw, AB42 5HH	(01771) 622338
42/44 East Church Street, Buckie AB56 1AB	(01542) 833255	25 Grant Street, Cullen, AB56 4RS Mon-Fri 1pm-4pm	(01542) 840408
35 Queen Street, Peterhead AB42 1TP	(01779) 476351	17-19 Duke Street, Huntly, AB54 8DL	(01466) 792331