

4 Chalmers Flats

URQUHART ROAD, OLDMELDRUM, INVERURIE, ABERDEENSHIRE, AB51 0EX



Spacious two-bedroom dwelling popular town centre location. A first-floor apartment in a block of three properties, a fantastic investment property.



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Number 4 Chalmers Flat Urquhart Road Oldmeldrum, is situated in a popular established residential area, this exceptionally spacious 1st and top-floor property requires slight redecoration and modernisation but represents excellent value and allows moving in with the minimum of inconvenience. The property further benefits from a security entry system, with a communal stairway shared with one other property.

Offering generously sized accommodation, with double glazing and gas central heating. With its fantastic location, this property would be a superb first-time purchase, would suit the professional couple or a fantastic buy-to-let investment. Early viewing is recommended.

THE LOUNGE



The accommodation comprises a welcoming entrance hall, spacious lounge, and dining kitchen equipped with a range of wall and base-mounted units incorporating work surfaces, and splashback tiling.

THE KITCHEN





There are two generously proportioned double bedrooms both have ample space for various pieces of standalone furniture. The large loft space can also be accessed from bedroom 2, ideal for extra storage. A three-piece shower room completes the accommodation. In addition, there are ample storage cupboards throughout the property.

The property has mains electricity, gas central heating with mains drains and water.

THE SHOWER ROOM



BEDROOM 1



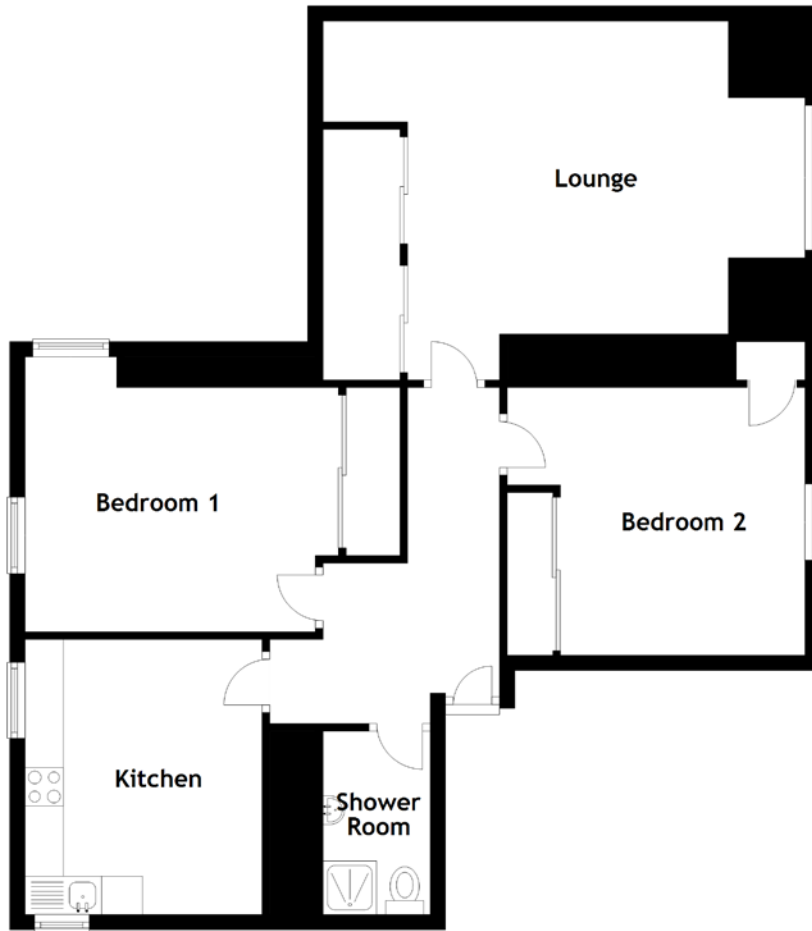
BEDROOM 2



EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

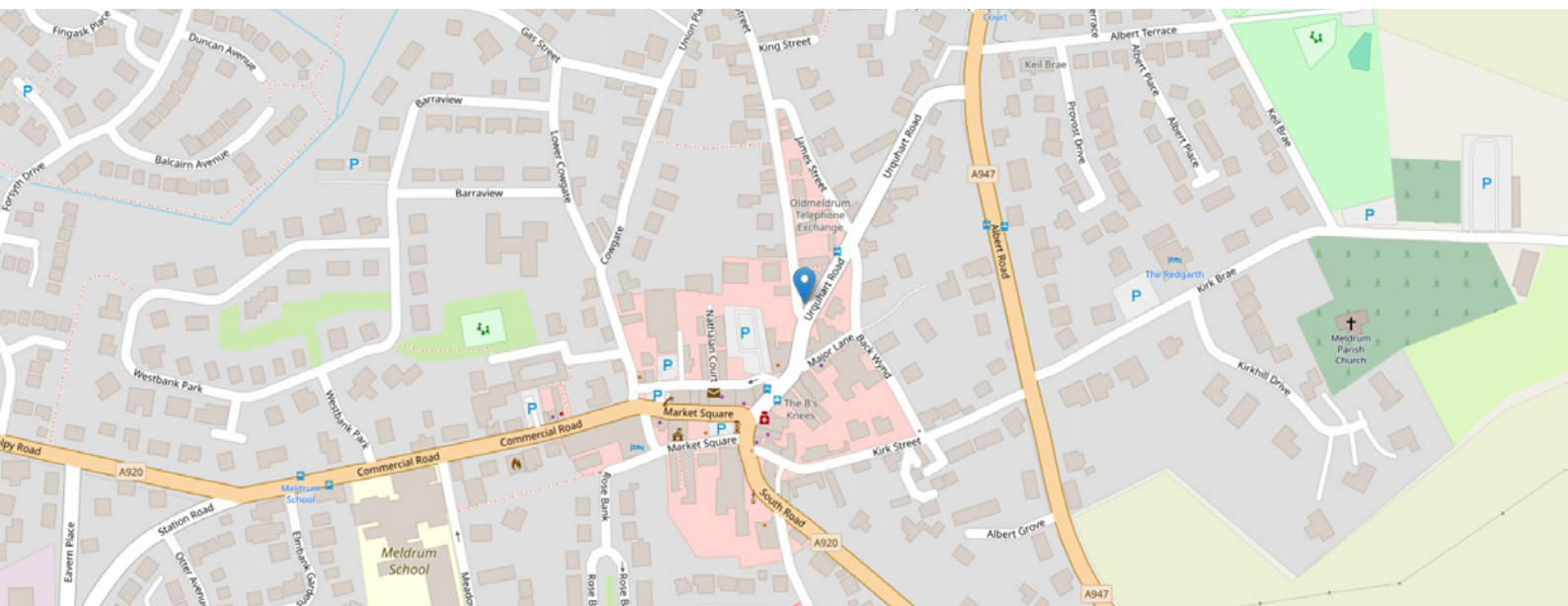


Approximate Dimensions (Taken from the widest point)

Lounge	6.40m (21') x 4.69m (15'5")
Kitchen	3.60m (11'10") x 3.10m (10'2")
Shower Room	2.40m (7'10") x 1.40m (4'7")
Bedroom 1	3.80m (12'5") x 3.20m (10'6")
Bedroom 2	3.90m (12'9") x 3.50m (11'6")

Gross internal floor area (m²): 81m²
EPC Rating: D

Extras: All fitted floor coverings, blinds, curtains and light fittings are included in the sale, as are the other soft furnishings and electrical items that are currently in the property.



THE LOCATION

Oldmeldrum is a lovely rural market town 17 miles northwest of Aberdeen and is renowned for its welcoming community. The Historic Meldrum House and Old Meldrum Golf Course along with one of the oldest Distilleries in Scotland (Glen Garioch) are some of the most popular tourist destinations in this area. The town is well served by local shops and by regular public transport facilities. Excellent pre and primary schooling facilities are available with secondary education at the Meldrum Academy.





The location is within easy commuting distance to Aberdeen, Dyce Airport, and the Prime Four site at Kingswells, the Aberdeen Western Peripheral Route is also within easy access, making all areas north and south of the city easily accessible.

There is a wide range of sporting and recreational attractions available including, hill walks, salmon/sea trout fishing on the River Don and a variety of golf courses are available locally, Oldmeldrum Golf Course where golf has been played for 125 years with courses at Newmachar and the world-famous Trump Golf both are close by.

Aberdeen City provides all that one would expect from modern-day city living, including a multitude of shopping malls and local shops. There are pubs, restaurants, and eateries galore, with fantastic theatres and cinemas to enjoy. Aberdeen offers excellent bus and rail service with national and international flights provided by Dyce Airport. The main East Coast Rail Network also operates from Aberdeen with the town of Inverurie being the closest station some 5 miles South of Oldmeldrum.




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