

8 Boynds Park

INVERURIE, ABERDEENSHIRE, AB51 6BW



*Modern 5 Bedroom detached house built in 2020 in
a sought after development*



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McEwan Fraser Legal is delighted to present this 5 bedroom detached modern house which was only completed in 2020 in the Osprey Heights development. The property is situated in one of the most exclusive parts of the development known as "The Crescent."



Inside, the property comprises of:

- Fully equipped modern kitchen, which makes up part of an open plan Kitchen/Family area taking up the rear of the property with garden views
- Spacious living area with extra electric points so the room can be arranged to your liking and not restricted
- Separate Utility area
- Downstairs WC
- 5 bedrooms which include storage and an en-suite to the master bedroom
- Family bathroom
- Garage with power points and lighting



THE LOUNGE





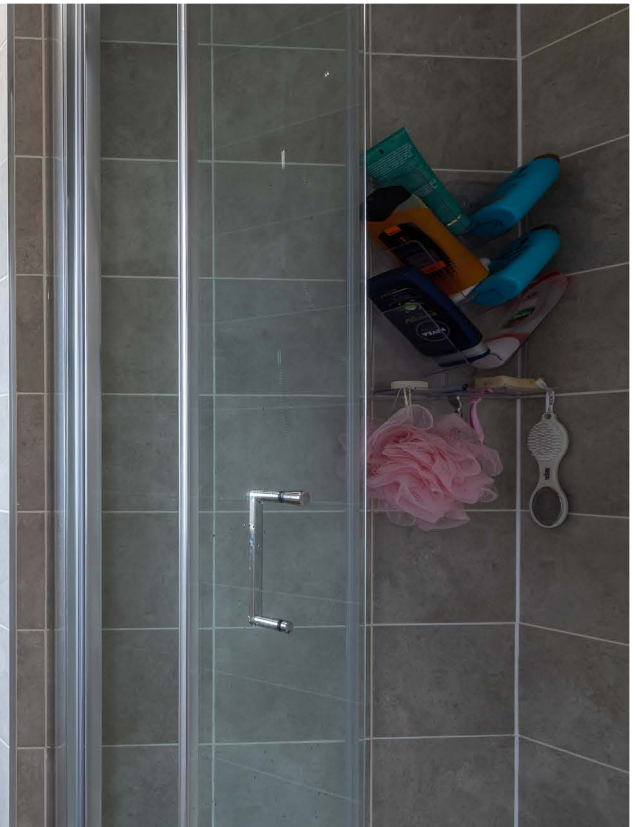
KITCHEN/DINER





UTILITY & WC





MASTER BEDROOM & EN-SUITE





THE BATHROOM





In addition to this, the property includes driveway parking and a garden which is not overlooked by any properties to the rear. This is a rare opportunity to acquire a property that has only been lived in for a matter of months but has had some improvements in even that short space of time.

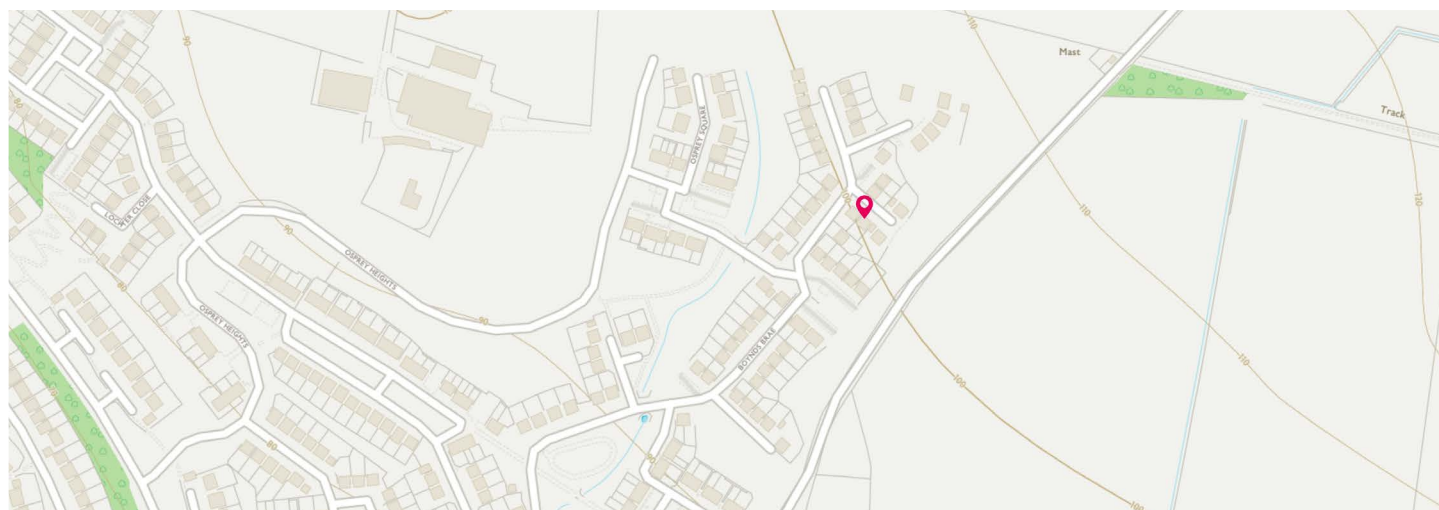


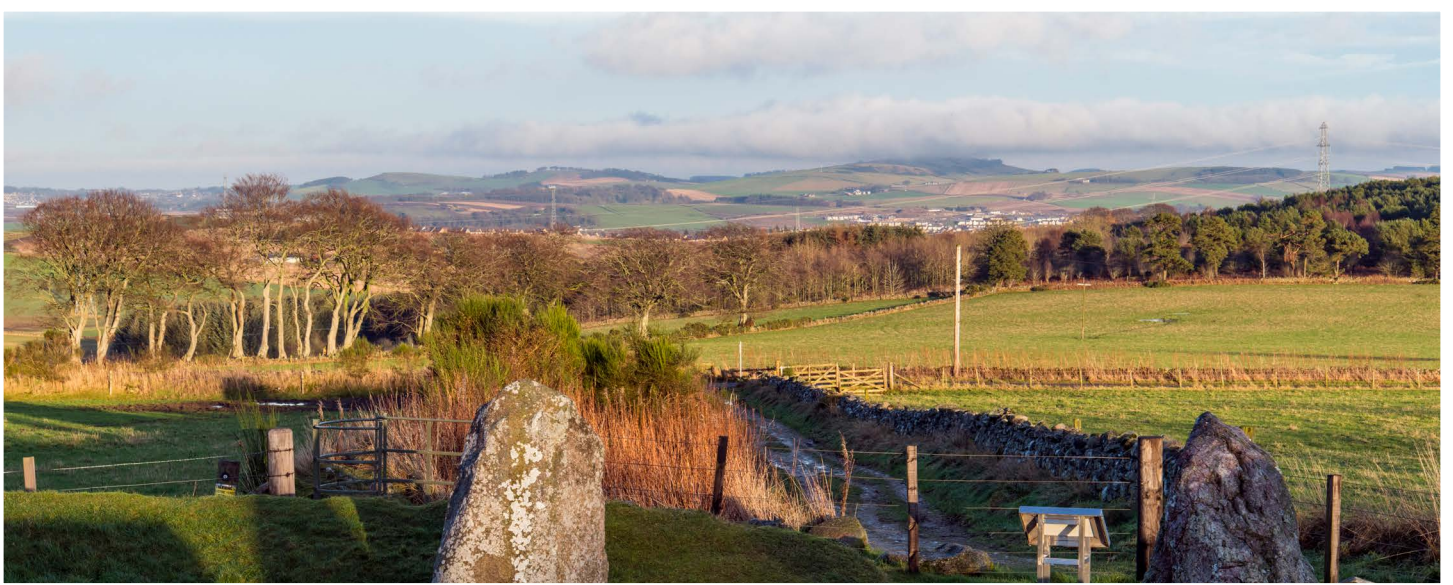
GARDEN



Approximate Dimensions
(Taken from the widest point)

Kitchen/Diner	8.40m (27'7") x 3.20m (10'6")	Bedroom 3	3.90m (12'10") x 3.00m (9'10")
Lounge	5.00m (16'5") x 3.50m (11'6")	Bedroom 4	3.30m (10'10") x 2.80m (9'2")
Utility	2.20m (7'3") x 2.00m (6'7")	Bedroom 5	2.70m (8'10") x 2.40m (7'10")
WC	2.00m (6'7") x 1.20m (3'11")	Bathroom	3.20m (10'6") x 1.90m (6'3")
Bedroom 1	5.10m (16'9") x 3.50m (11'6")	Gross internal floor area (m ²): 143m ² EPC Rating: C	
En-suite	2.00m (6'7") x 1.20m (3'11")		
Bedroom 2	4.30m (14'1") x 2.80m (9'2")		





Inverurie is an expanding and prosperous town which has been regarded as one of the fastest growing towns in the whole of the UK, it has excellent road and rail links to the north and south including Aberdeen, Dyce, Huntly and Elgin. There are several

primary schools and Inverurie Academy provides secondary education. There is an excellent health centre, hospital, several large supermarkets, a swimming pool and community centre nearby as well as golf, tennis, bowling and hillwalking.



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