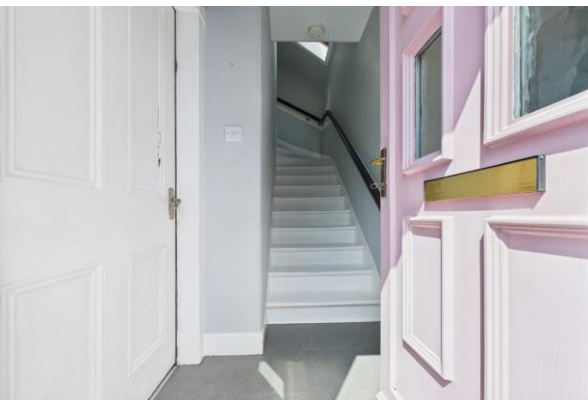




RARELY AVAILABLE - SEMI
DETACHED VILLA

PRIVATE REAR GARDENS

SPACIOUS ACCOMMODATION
OVER TWO LEVELS

GAS CENTRAL HEATING

Homely Cottage, Market Place, Inverurie, AB51 3PU

Offers Over £118,000

EVE Property are delighted to present to the open sales market a charming one bedroom semi detached cottage in the picturesque Royal Burgh of Inverurie. Brimming with original characteristics and positioned within a peaceful enclave set back from the main road, "Homely Cottage" will no doubt be of significant appeal to a wide range of buyers, including those looking for a first time buy, retirement sanctuary, bankable buy-to-let, or short lease holiday dwelling.



Property Description

Located within close proximity of the local train station and boasting fantastic road connections, this lovely property will also be of interest to commuters working in the bordering Port City of Aberdeen.

A wealth of local amenities are to be found within a few minutes walk, encompassing the local Academy school, leisure centre, boutique shops and bustling bars and restaurants - something for everyone!

The current proprietor of Homely Cottage has clearly taken time and love throughout their period of ownership to preserve and update original fixtures, whilst skilfully introducing modern convenient additions, resulting in a beautifully individualist home. Secluded within a courtyard adjacent to a handful of similar type residences, the cottage is set within a generous plot and fully bound with locally quarried granite dykes and timber fencing for added privacy and security.

A gorgeous pastel pink upvc door provides ingress to the hallway, with soothing light matt white and grey wall hues setting the tone, tastefully contrasting the different styles of flooring throughout, including vinyl, exposed boards and tile.

To the left, the kitchen is fully fitted with light sage cabinetry topped with dapple anthracite laminate work surfaces, creating a linear look and finish.

Fully equipped, the appliances are included in the sale, to include a Miele washing machine, fridge freezer and slot in-cooker with oven and grill. With high ceilings and a large picture window above the stainless steel one and half sink with mono mixer tap and drainer, this room is a lovely bright space for the aspiring cook of the home to fully enjoy!



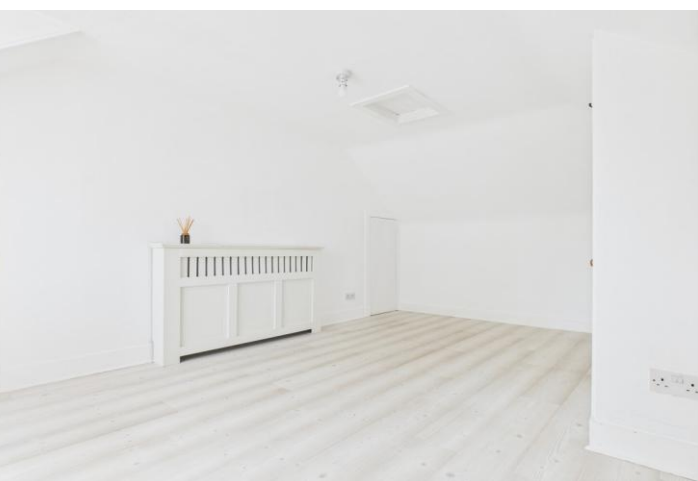


Further thoughtful and notable additions are fully tiled splash-back, extract canopy, glass display to showcase your crockery, inset pantry cupboard, spotlighting, vertical radiator and vinyl flooring for ease of maintenance.

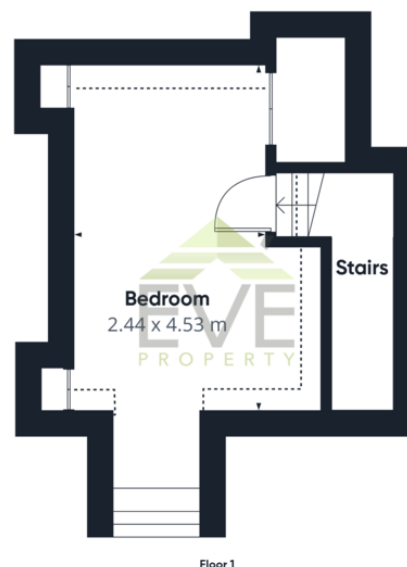
Off the kitchen, the cosy living room is a real joy to behold - a fabulous space to relax and entertain in equal measure, with the standout feature the original coal fireplace and black speckled granite hearth with black wooden mantle over - perfect for snuggling in and hibernating! Original stained oak floorboards are a further nod to the cottage's past, with modern conveniences of radiator and wall mounted t.v servicing above the mantelpiece recent additional upgrades. Either side of the fire surround, two enclosed and shelved cupboards provide extra storage - perfect for housing media modules, with the secondary accommodating a Worcester Bosch combi boiler. Cornicing and a statement piece light pendant add further touches of understated luxury. The window affords uninterrupted vistas - a gorgeous room to come home to after a bust day.



Adjacent to the kitchen, the shower room has been transformed with convenience at the forefront - a quadrant enclosure with Mira power shower over is sheathed in neutral light wet wall, with a matching porcelain white dual flush w.c and sink with silver mono mixer tap. A chrome towel radiator provides warmth whilst the underfloor heating adds a touch of luxury below the ceramic bronzed tiles.



The staircase is a feature within itself - stripped back and painted white with black handrail for a monochromatic finish, this leads seamlessly to the bedroom which has a vaulted dormer providing open



aspects and fully illuminating the generous dimensions of the room - a true haven. Beautifully and thoughtfully curated, there is plentiful space for a bedroom suite with three in-built storage cupboards ensuring there is a home for all of your personal effects. Crisp white walls and washed grey/white oak laminate flooring supplements the air of space and light proffered.

Cottages of this ilk are rare to the market-place - furthermore, to have the added benefit of large enclosed private garden grounds - rarer still. Within, there is the original walk-in coal cellar attached to the building - such is the flexibility of this extra space, subject to gaining consents could be converted to additional accommodation to suit individual needs - a bountiful inclusion the property offers. The grounds are delineated with drying green, wild mini-meadow (which the butterflies and bees love) and patio with picnic table - a pretty setting to call your own!

This property has been lovingly curated and cared for and this is evident in the unique composition of it's fabric and styling. For those looking for a unique abode with fantastic original inclusions and amenities/commuter links, Homely Cottage perfectly fits the bill - call our friendly sales team today to schedule your viewing appointment.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements