

# 8 Dean House

CROSSOVER ROAD, INVERURIE, AB51 4SH



*Exclusive, modern, immaculate one-bedroom second-floor apartment in a convenient location, minutes from the bustling town centre and all amenities*



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McEwan Fraser Legal is delighted to offer for sale this stunning executive apartment located on the 2nd floor, offering immaculate accommodation throughout. The communal entrance hall is protected by a security entry system and is well-maintained and bright. This property is neutrally decorated throughout and benefits from the modern comforts of gas central heating and double glazing. Allowing the discerning buyer to move in with minimum inconvenience, providing a truly excellent purchase that would suit the professional couple, potential first-time purchase, or a fantastic Airbnb. Viewing is highly recommended to appreciate this lovely property.

A secure door opens into the bright, well-kept main hall. From there, you step into a welcoming hallway featuring a built-in cloak cupboard with a hanging rail and shelving. A smaller cupboard neatly stores the fuse box and electric meter. The space is finished with ceiling lights, an intercom security system with a telephone, a smoke alarm, and stylish Karndean flooring.

## THE LOUNGE



The lounge is a good size for the property, offering space for various freestanding furniture pieces. Dual-aspect windows fill the room with natural light, complemented by a ceiling light fixture and Karndean flooring.



# THE KITCHEN



The kitchen features sleek base and wall units with coordinating worktops and matching splashbacks. It's equipped with a stainless steel single bowl sink with drainer and mixer tap, along with integrated appliances including a fridge freezer, dishwasher, washer/dryer, microwave, single oven, and an induction hob with extractor hood. A rear-facing window brings in natural light, complemented by a ceiling light, heat alarm, and stylish Karndean flooring.



The shower room features a three-piece suite with a wall-mounted vanity, washbasin, toilet, and a spacious shower enclosure with a mains-fed shower head. Stylish splashback tiles run throughout, complemented by a large fitted mirror and Karndean tile-effect flooring. There's a ceiling light and downlights, sleek chrome fittings, and a heated towel rail for added comfort.

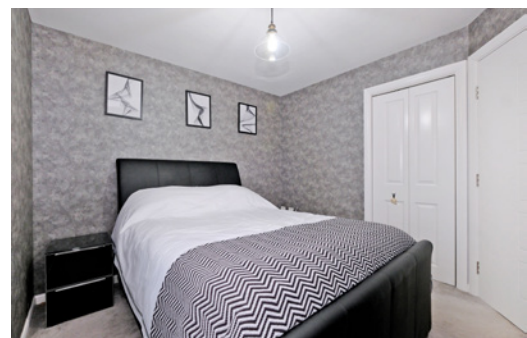
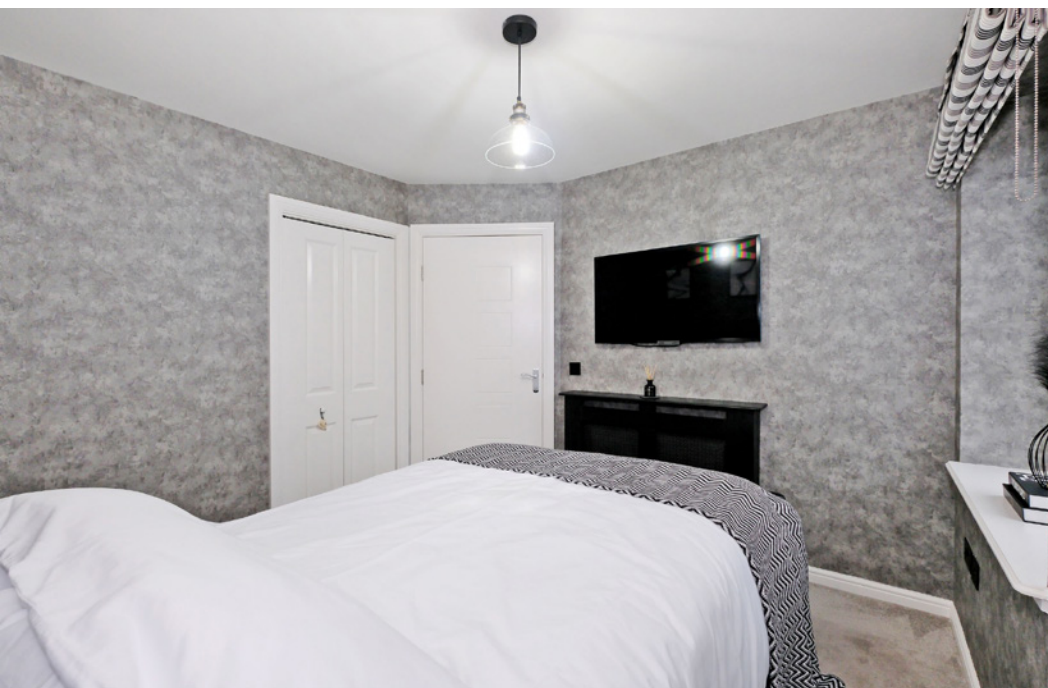
## THE SHOWER ROOM





A spacious, well-presented bedroom featuring plenty of room and a variety of freestanding furniture. Includes a built-in wardrobe with bi-fold doors, hanging rail, and shelving, along with a ceiling light, TV point, and carpeted floor.

# THE BEDROOM





A private car park at the front of Dean House provides ample parking with visitor spaces available. There is also a locking bike shed in the car park.

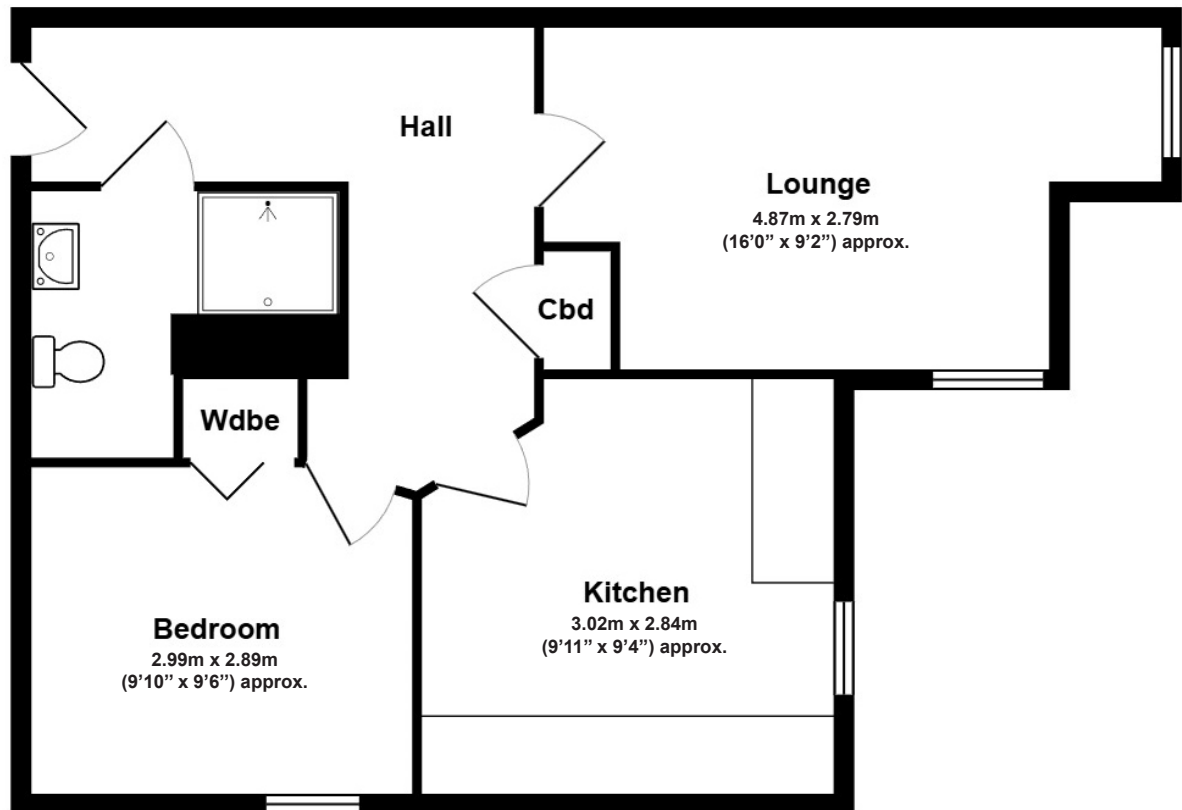
All communal areas in the building, car parks and small garden areas are maintained by the way of a factor.

# EXTERNALS





# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 41m<sup>2</sup> | EPC Rating: B

Other Information: Items of furniture in the property are available for sale by separate negotiation.





# THE LOCATION

Number 8 Dean House Crossover Way is within walking distance of the bustling market town of Inverurie and within easy commuting distance to the city of Aberdeen, Dyce and the Prime Four site at Kingswells. There are numerous leisure facilities available in the area, horse riding, mountain bike trails, and numerous country walks to be enjoyed, along with a sports centre, swimming pool and numerous golf courses a short drive from the property.







All the normal facilities one would expect can be found in the town of Inverurie a fantastic choice of pre-school, primary school and higher education, several banking options, major NHS health centres, local shops, post office, major supermarkets, restaurants, cafés, a multitude of tearooms, delicatessens, hotels and pubs, all of which add to the appeal of this area. A comprehensive East Coast bus network is available from the town, with the East Coast Rail Network operating through Inverurie, providing a link to both Inverness and Aberdeen. National and international flights are provided by Aberdeen Dyce Airport, approximately 15 miles from the property.



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