



5D Victoria Street , Inverurie

Offers over £63,000



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Freehold | EPC rating: D

- Double bedroom with storage
- Lounge and kitchen on semi open plan
- Exclusive outhouse

- Modern Shower room
- Well maintained shared garden
- Excellent first time buy or buy to let

## Description

Northwood are delighted to offer for sale 5D Victoria Street - a first-floor apartment with large double bedroom and features a well-maintained shared garden with exclusive shed. This would be a perfect purchase for first time buyers, professionals and investors, given it's close proximity to Inverurie town centre and around a 30-minute drive from Aberdeen.

The property is measured 37sqm and comprises; hallway, large double bedroom with plenty of room for free standing furniture, bright lounge with storage cupboard and a fully fitted kitchen large window overlooking the rear of the property and a modern shower room. The property benefits from electric storage heating, double glazing and secure entry system. There is a well maintained communal rear garden with an exclusive outhouse.

Located a short walk from Inverurie town centre, with easy access to local amenities such as bars, restaurants, shops, a garden centre, supermarkets and leisure activities including golf, swimming and tennis. Inverurie is an expanding thriving town with excellent road and rail links to the north and south of the city. There are several primary schools and Inverurie Academy provides secondary education.

Please note: The home report is available to view on the Northwood website portal (within the listing, under the documents section).

Viewings are highly recommended to appreciate this spacious apartment providing easy access to local amenities. Please contact Northwood Aberdeen to arrange a viewing.

## Photographs



## Rooms

### Hallway

Cream walls with wooden effect flooring. High level cupboard with fuse box and electric meter. Secure entry handset. Pendant light fitting. Smoke alarm.

### Lounge

Bright lounge with cream walls and wooden effect flooring. Large northeast facing window overlooking the rear of the property. Storage cupboard. Wall mounted storage heater. Pendant light fitting. Smoke alarm. Partial dividing wall to kitchen.  
*3.8m x 2.2m (12'6" x 7'2")*

### Kitchen

White walls with grey vinyl flooring. Wooden units with grey marble coloured worktop. White tiled splashback. Electric hob, oven and extractor fan. Free standing under counter fridge, countertop freezer and washing machine. Stainless steel sink and drainer. Pendant light fitting. Smoke alarm.  
*3.2m x 1.4m (10'6" x 4'7")*

### Bedroom

Spacious bright double bedroom with large north facing window overlooking the front of the property. Cream walls and wooden effect flooring. Plenty of room for free standing furniture. Two built in wardrobes with shelving and hanging. Wall mounted storage heater. Wall lights and pendant light fitting.  
*3.9m x 3.5m (12'10" x 11'6")*

### Bathroom

White walls with white tiled splashback and grey vinyl flooring. Corner shower enclosure with electric shower. White WC and basin with wall fixed mirror above. Extractor fan.  
*1.9m x 1.6m (6'2" x 5'2")*

### Outside

On street parking. Exclusive outhouse in shared rear garden laid to mainly laid to grass with drying area.

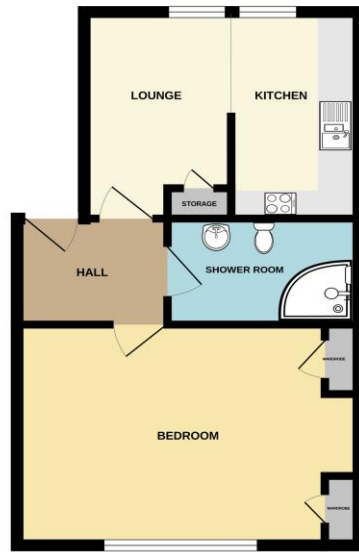


## More photographs



DISCLOSURE These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Northwood have not tested any apparatus, equipment, fixtures, or services so cannot confirm that they are in working order and the property is sold on this basis.

## Floorplan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and fittings shown have not been tested and no guarantee as to their operation or efficiency is given.  
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## Map



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