

Flat 48 Hays Court

COMMERCIAL ROAD, INVERURIE, AB51 3TN



*1 BEDROOM RETIREMENT
FLAT IN INVERURIE*



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McEwan Fraser Legal is delighted to present this 1 bedroom flat in Inverurie. The property is set within the exclusive McCarthy & Stone retirement complex. The property benefits from double glazing and electric storage heating, in addition to a security entrance system and alarm pull cords in every room. Within the complex, there is a communal area which includes a lounge, laundry room, guest suite and refuse room, in addition to a lift to the upper floors which is conveniently located in the corridor. Ample shared resident parking facilities are set within landscaped grounds and a warden is in residence during the day and a company is on- call during out of hours.

Upon entering the property, the bright and welcoming hall gives access to all living accommodation and is host to an exceptionally generous storage cupboard with power and light.

The lounge is spacious in size, affording a wealth of space for both living and dining furniture and is finished in fresh neutral tones. An elegant fireplace provides a beautiful feature for the room and a glazed door.



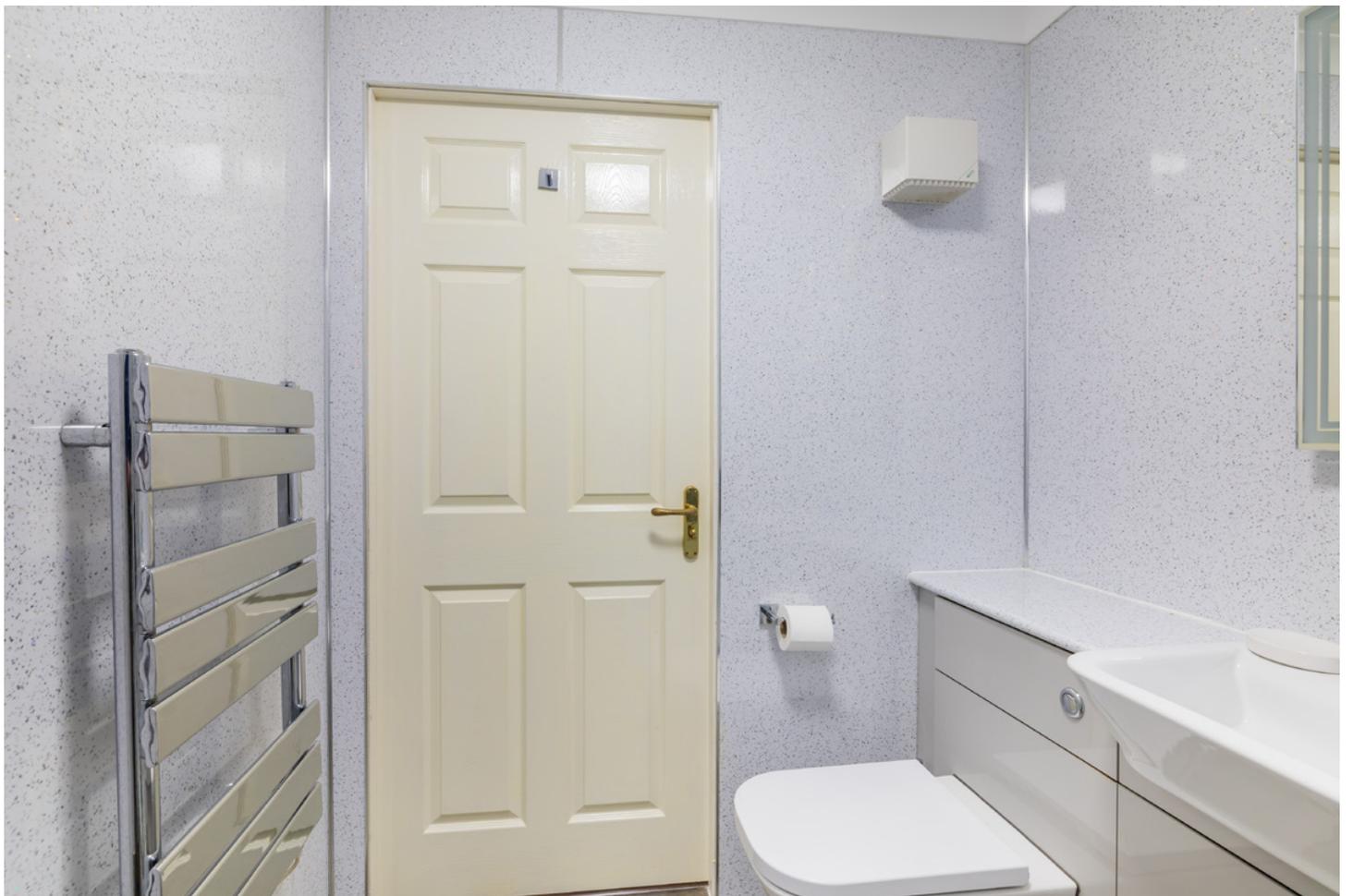


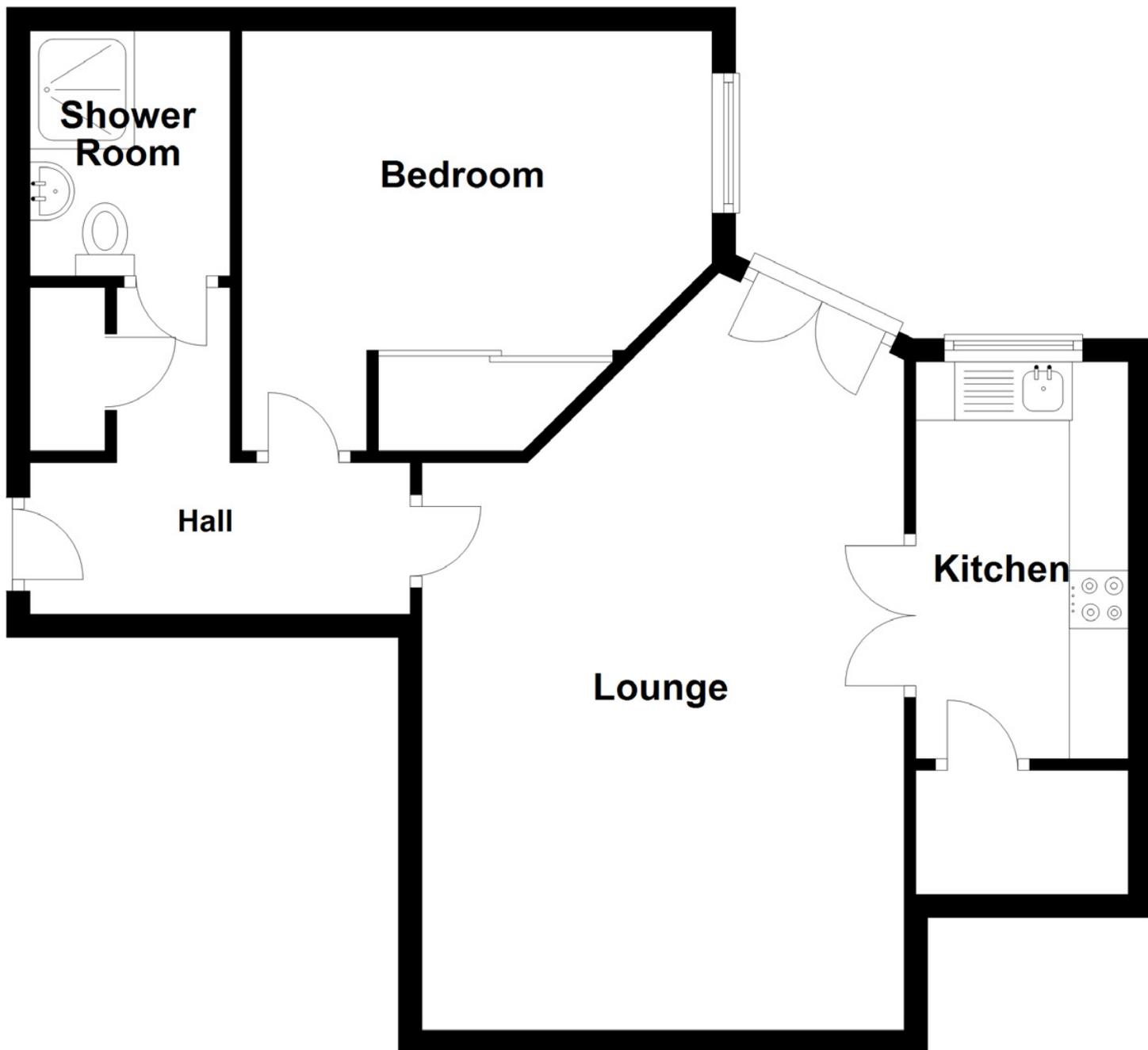
The kitchen is located directly from the lounge and is well-equipped with a range of base and wall units, contrasting worktops and integrated hob, oven and extractor hood above.



The double bedroom is of generous proportion and offers the perfect space to relax and unwind, with neutral wall decor and carpet, built-in wardrobe with mirrored doors and additional space for free standing furniture as desired. Completing the internal accommodation is the bathroom which is fully tiled and comprises large walk-in shower cubicle, wash hand basin housed within a stylish vanity unit, WC and extractor fan.







Approximate Dimensions

(Taken from the widest point)

Lounge	4.86m (15'11") x 4.10m (13'5")
Kitchen	3.40m (11'2") x 1.80m (5'11")
Bedroom	3.63m (11'11") x 2.74m (9')
Shower Room	2.10m (6'11") x 1.70m (5'7")

Gross internal floor area (m²): 55m²

EPC Rating: B

In addition to this the developers, McCarthy & Stone, require to approve any purchaser. Properties within this development will in the case of single occupancy be occupied by residents who have attained the age of 60 while in the case of joint occupancy one occupier will require to have attained the age of 60 and the other attained the age of 55.



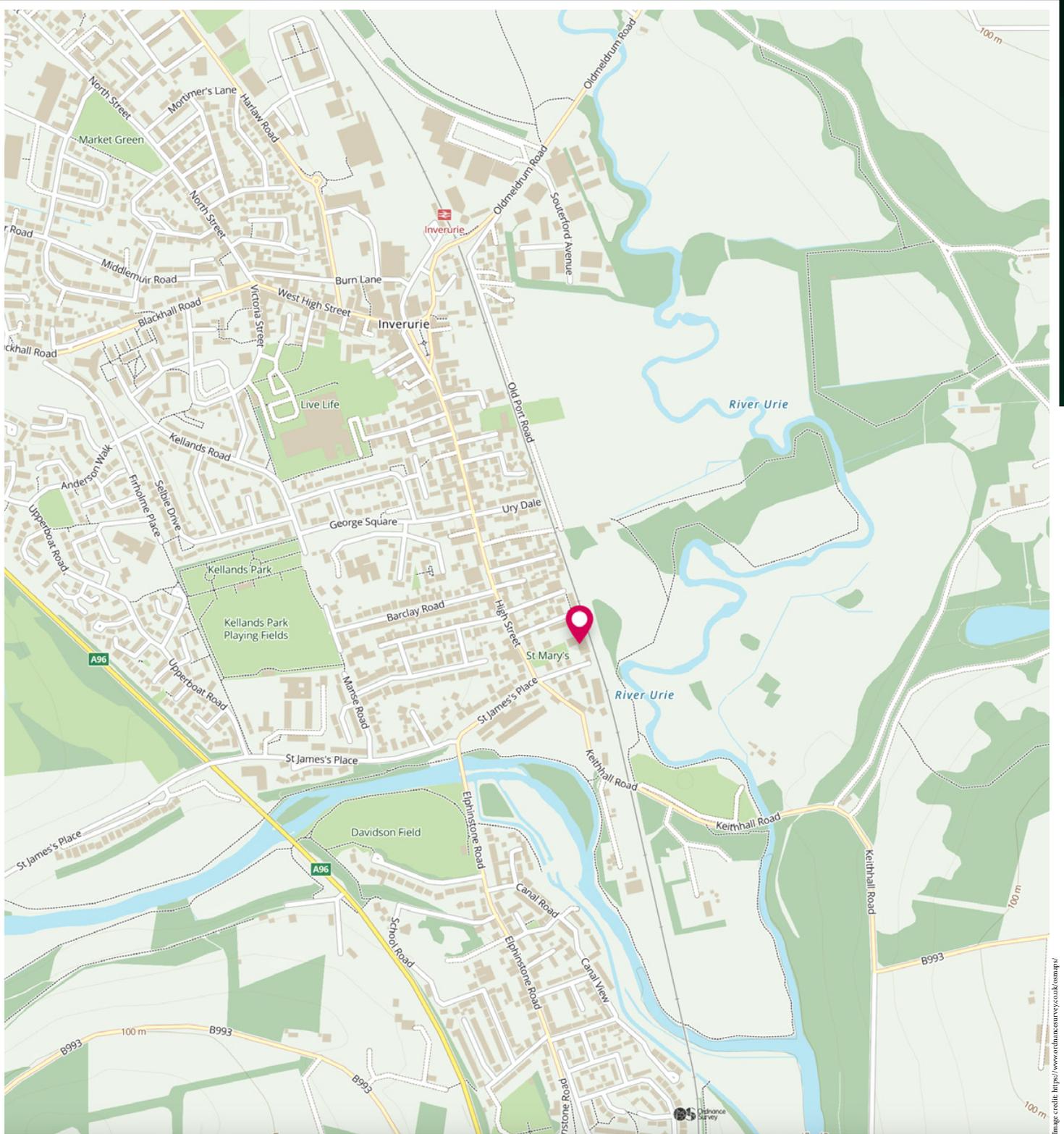




Inverurie is a thriving village located to the north of Aberdeen and is particularly popular with families, within proximity and an easy commute to the new industrial units at Westhill and Kingswells together with direct access to the main A96. There is also Inverurie Railway Station which allows easy commuting to the City of Aberdeen and Dyce.

The bustling market town of Inverurie includes pre and primary schooling and higher education can be found along with a multitude of other amenities including several banking options, major NHS health centres, local shops, post office, major supermarkets, restaurants, cafés, tearooms, delicatessens, hotels, and pubs.

Sporting and recreational attractions are available in the area including Golf Courses at Kintore, Inverurie Kemnay, and Newmachar where there are two courses, one of championship standard, salmon and sea trout fishing is available on the River Don and there is also the opportunity to enjoy lovely hill and forest walks. The location is also extremely convenient for the Airport at Dyce where National and international flights are provided.



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THE SUNDAY TIMES
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