

FOR SALE



Provost Florence Drive, Inverurie
£318,000 Offers Over 4 Bedrooms, 2 Bathroom, 1 WC


MARTIN & CO



- Ideal Family Home
- Property has to be viewed
- Excellent transportation links
- Local amenities nearby
- Off Street Parking
- Driveway/Garage
- Large Garden

Pleasant Provost Florence Drive. Located within the popular and historic town of Oldmeldrum, this attractive property enjoys a peaceful residential setting while benefiting from excellent local amenities and convenient transport links. The property benefits from solar panelling. Renowned for its strong community spirit and charming character, Oldmeldrum offers an excellent quality of life for families, professionals and retirees alike. The town provides a wide range of everyday amenities including local shops, cafés, restaurants, pharmacies and leisure facilities, together with picturesque countryside walks and recreational opportunities. Nearby Inverurie, just five miles away, offers an extensive selection of supermarkets, retail outlets, leisure amenities and rail services to Aberdeen and Inverness.



The property falls within the catchment area for the well-regarded Meldrum Primary School and Meldrum Academy, making it particularly appealing to families. Comprehensive healthcare services are available locally, with GP practices and healthcare facilities located in both Oldmeldrum and neighbouring Inverurie.

Excellent road links provide easy access to Aberdeen city centre and Aberdeen International Airport, while the surrounding Aberdeenshire countryside offers a wealth of outdoor pursuits. Combining a desirable location with excellent amenities, schooling and connectivity, Provost Florence Drive presents an outstanding opportunity to enjoy modern living in a sought-after Aberdeenshire community.

LIVING ROOM A bright and generously proportioned lounge enjoying an abundance of natural light from the large front-facing picture window. Beautifully presented in neutral tones, the room offers a warm and welcoming atmosphere, enhanced by a contemporary fireplace with timber mantel providing an attractive focal point. There is ample space for a range of lounge furnishings, creating an ideal setting for both everyday family living and entertaining. The well-appointed accommodation is further complemented by quality flooring, stylish décor and pleasant outlooks over the front garden.

KITCHEN A spacious and well-equipped kitchen fitted with an extensive range of wall and base units, providing excellent storage and generous work surface space. The layout is thoughtfully designed for modern family living, featuring a central island which creates a practical focal point and additional preparation area. Large windows and glazed doors allow an abundance of natural light to flood the room, creating a bright and welcoming environment. Finished with attractive tiled flooring and offering ample space for appliances, this well-appointed kitchen combines practicality and style.

DINING ROOM A bright and generously proportioned dining room offering an ideal space for both formal entertaining and everyday family meals. Beautifully presented in tasteful décor, the room benefits from ample natural light and enjoys an open and welcoming atmosphere. There is excellent space for a large dining suite, while glazed display cabinetry and quality finishes further enhance the room's appeal. Conveniently positioned adjacent to the kitchen, this attractive room provides the perfect setting for dining and social gatherings.

SUN LOUNGE A bright and versatile sun lounge enjoying an abundance of natural light through extensive glazing and large windows, creating a wonderfully airy atmosphere throughout the day. This attractive reception space offers excellent flexibility for a variety of uses, whether as a relaxing garden room, family sitting area, home office, or entertaining space. The room benefits from pleasant outlooks over the surrounding grounds, with glazed doors providing a seamless connection to the outside. Finished with a light and neutral décor that enhances the sense of space, this inviting sun lounge is an ideal place to



enjoy year-round comfort while making the most of the property's natural setting.

UTILITY ROOM A practical and well-equipped utility room fitted with a range of wood wall and base units, complemented by ample worktop space for household tasks. The room incorporates a stainless-steel sink and drainer and provides designated space for a variety of appliances. Offering excellent additional storage and functionality, the utility room also benefits from direct access to the rear garden, making it ideal for everyday family living and outdoor entertaining.

BEDROOM ONE A well-proportioned and versatile bedroom, currently utilised as a children's room, offering ample space to comfortably accommodate a double bed if desired. The room benefits from a built-in storage cupboard and fitted shelving, providing practical storage solutions while maximising floor space. A charming window nook adds character and creates an ideal spot for reading or display purposes. Well-presented throughout, this adaptable room would suit a variety of needs, including a guest bedroom, children's room or home office.

BEDROOM TWO A generously proportioned double bedroom, beautifully presented in neutral tones to create a bright and relaxing atmosphere. The room benefits from a built-in storage cupboard, providing practical and convenient storage space, while decorative ceiling lighting adds a stylish finishing touch. Offering ample space for a range of bedroom furniture, this attractive room is well suited as a principal, guest or family bedroom.

BEDROOM THREE A spacious and well-presented double bedroom featuring an attractive feature wall that adds character and style to the room. A large window allows for an abundance of natural light, creating a bright and welcoming atmosphere throughout. The room offers ample space for a range of freestanding bedroom furniture and is complemented by attractive wood-effect flooring, providing a modern and practical finish. An excellent double bedroom, ideal for family living or guest accommodation.

MASTER BEDROOM A well-proportioned principal bedroom offering a comfortable and restful retreat,

beautifully presented with contemporary décor and stylish feature wallpaper creating an attractive focal point. The room benefits from excellent natural light and provides ample space for a double bed and accompanying bedroom furniture. Fitted mirrored wardrobes offer generous storage while enhancing the sense of space and light within the room. Finished in neutral tones, this inviting bedroom combines practicality with modern appeal, making it an ideal principal suite within the home.

GARDEN To the front of the property, there is a well-maintained lawned garden alongside a driveway providing off-street parking and leading to the attached garage. A lock-block paved area further enhances the property's kerb appeal while offering additional practicality. The enclosed rear garden is bounded by fencing, creating a safe and private outdoor environment ideal for families and pets. Designed with ease of maintenance in mind, the garden features a generous lawn area together with an expansive decking terrace, providing an excellent space for outdoor dining, entertaining and relaxation. Combining attractive outdoor living with low-maintenance upkeep, this delightful garden is perfectly suited to modern family lifestyles.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	91 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



WC A beautifully presented cloakroom fitted with a contemporary white two-piece suite comprising a WC and vanity wash hand basin with useful built-in storage drawers beneath. Finished in a tasteful neutral colour scheme, the room features a combination of tiled, aqua-panelled and painted walls, creating a stylish yet practical finish. Additional benefits include a chrome ladder-style heated towel radiator and a mirrored wall-mounted storage cupboard, providing both convenience and functionality. An attractive and well-appointed space, ideal for modern family living.

BATHROOM A bright and well-presented family bathroom fitted with a contemporary white suite comprising a panelled bath with shower over, WC and wash hand basin set within a vanity unit offering useful built-in storage. The bath is enhanced by an attractive grey marble-effect panel, complemented by tiled walls and a tiled floor for a stylish and practical finish. Decorated in fresh, neutral tones, the room enjoys a light and airy feel, creating an inviting space ideal for modern family living.

EN-SUITE BATHROOM A stylish and well-appointed En-suite bathroom finished to a high standard with contemporary tiling throughout. The suite comprises a modern panelled bath with glazed shower screen and shower over, a vanity wash hand basin with useful storage beneath, and coordinating sanitaryware. A large skylight floods the room with natural light, enhancing the bright and spacious feel, while quality fixtures and fittings add to the overall sense of luxury. Beautifully presented and thoughtfully designed, this attractive En-suite provides both comfort and practicality for everyday living.



