



Meadowbank, Oldmeldrum, Inverurie, AB51 0BF

Offers Over £130,000







# 3 Meadowbank

Inverurie, AB51 0BF

- Well-presented two-bedroom mid terraced home in a quiet residential area
- Easy access to Inverurie, Aberdeen, and surrounding countryside
- Close to Primary and High Schools
- Walking distance to local shops, schools, and amenities
- Solar panels for improved energy efficiency and reduced running costs

Situated in an established residential area, 3 Meadowbank is a beautifully maintained and well-proportioned two-bedroom mid terraced home, ideal for first-time buyers, young professionals, or those looking to downsize. The property offers a practical layout with bright and spacious interiors, including a generous living room, stylish kitchen, and the added convenience of a separate utility room. Upstairs, two comfortable double bedrooms and a modern family bathroom provide relaxing private spaces.

The home benefits from a private rear garden, perfect for outdoor dining or simply unwinding in a tranquil setting, and has on-street or nearby parking. It is also equipped with solar panels, providing enhanced energy efficiency and helping to reduce running costs. Tastefully decorated throughout and in move-in condition, this home combines contemporary living with a welcoming, homely feel. Located within walking distance of local amenities and surrounded by scenic countryside, this property presents an excellent opportunity to enjoy the best of both town and rural living.

Oldmeldrum is a historic and picturesque town in Aberdeenshire, known for its attractive setting and strong sense of community. The town offers a wide range of local amenities, including independent shops, cafés, a primary school, medical centre, and leisure facilities. It is also home to the renowned Glen Garioch Distillery, one of Scotland’s oldest working distilleries, adding character and local heritage to the area.

Surrounded by beautiful countryside, Oldmeldrum provides excellent access to Inverurie (approximately 5 miles) and Aberdeen (approximately 19 miles), making it an ideal base for commuters. The town benefits from excellent road links and regular bus services, while Inverurie offers a railway station with direct connections to Aberdeen and beyond. Outdoor enthusiasts will enjoy the wealth of nearby walking trails.



Hallway	6'2" x 5'6" (1.9 x 1.7)
Living Room	13'9" x 12'5" (4.2 x 3.8)
Kitchen	13'1" x 7'6" (4 x 2.3)
Utility	6'10" x 7'6" (2.1 x 2.3)
Front Bedroom	13'1" x 9'2" (4 x 2.8)
Rear Bedroom	10'5" x 10'9" (3.2 x 3.3)
Bathroom	6'10" x 6'10" (2.1 x 2.1)
Landing	6'10" x 13'1" (2.1 x 4)
Front of Property	
Rear Garden	





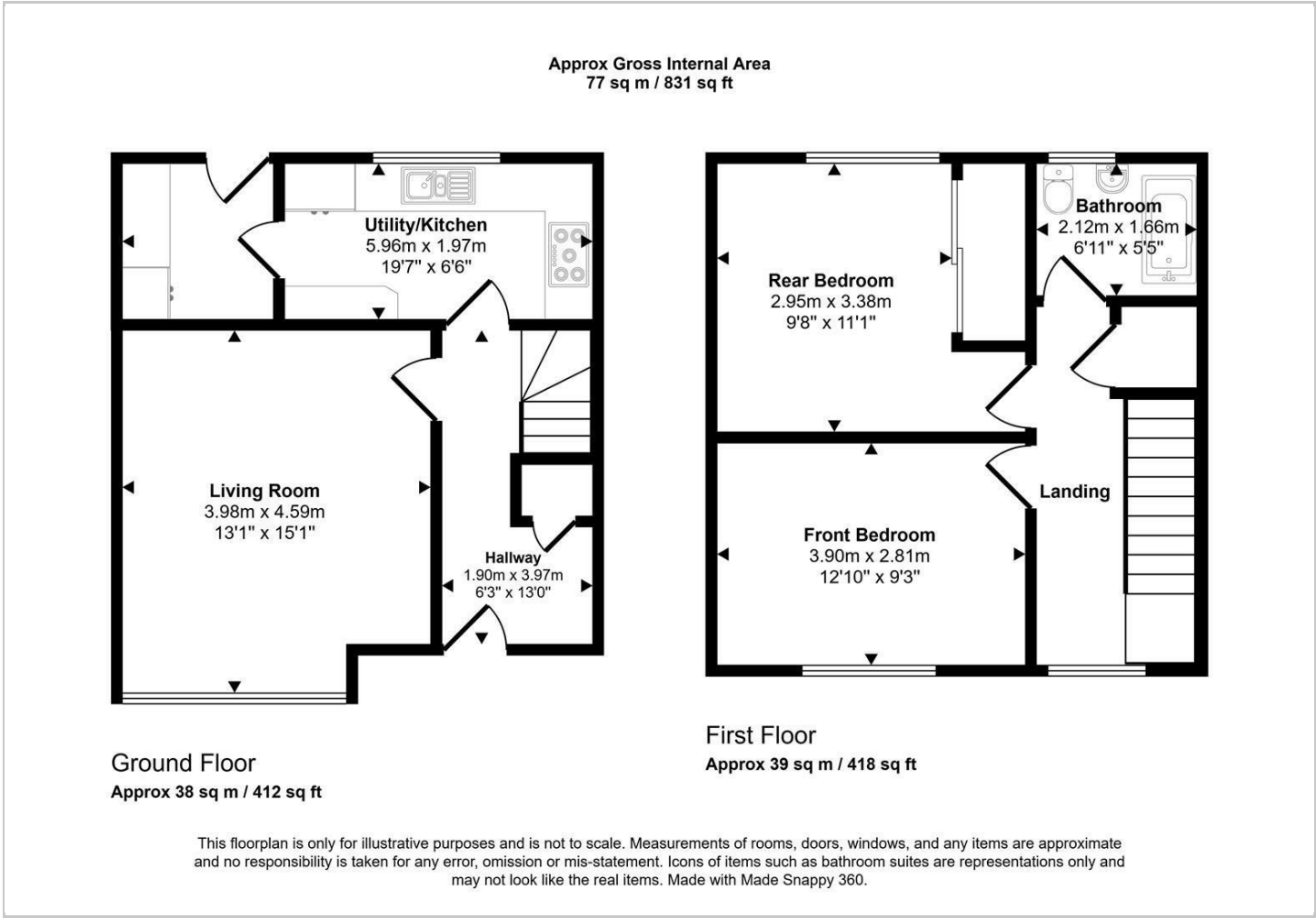


Directions





Floor Plans



Viewing

Please contact our K Allan Properties Office on 01856 876377 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

