



Wardmill Cottage, Drumoak, Banchory, Aberdeenshire AB31 5AP

Offers over £275,000

LIGHT AND AIRY THREE BEDROOM, TWO PUBLIC ROOM DETACHED COTTAGE WITH
DETACHED GARAGE, EXCELLENT OFF-STREET PARKING AND ENCLOSED GARDEN

Stronachs

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Viewing: Contact Selling Agents on 01224 626100

We are pleased to bring to the market this much loved THREE BEDROOM/TWO PUBLIC ROOM DETACHED COTTAGE, situated with a short commute of Aberdeen and the Deeside route, as well as Drumoak itself. With lovely open views, this cottage has been extended to the rear and offers versatile living accommodation all on one floor. Benefiting from gas central heating and mains water, with drainage to a septic tank, the property also has the added protection of a security alarm system. The accommodation comprises: Entrance Hall; Kitchen/Dining Room; inviting Lounge with wonderful views; Sun Room extension; three Bedrooms; and Shower Room. The fully floored Loft is accessed via Ramsay ladder and it is believed that, on obtaining any necessary Permissions, it may be possible to convert this space to provide further Bedrooms. There is excellent parking availability to the side of the property, with colourful gardens to the front and side. The rear garden is fully enclosed and offers a great deal of privacy, with various spots to enjoy the sun at all times of the day.

The property is located to the east of the village of Drumoak, which is situated on the Dee Valley on the main route to Royal Deeside (A93) and amenities include a local shop, church and bowling green. There is a primary school within the village while secondary education is catered for at Banchory Academy. Both Banchory (5 miles approx.) and Aberdeen (13 miles approx.) are easily accessible by car and a frequent bus service. The AWPR is only a 5 minute drive away making this an ideal home from which to commute to north and south of the City. There are also bus stops nearby with regular public transport available.

What3words: ///firelight.factor.dodges

ENTRANCE HALL



Accessed via upvc door to front with glazed panels to the side, the 'L' shaped Hallway leads to the remaining accommodation. Inset downlighters and two central heating radiator. Meter cupboard with fretwork cover. Alarm panel. Access hatch to Loft space, which is Ramsay ladder. It is believed that, on obtaining any necessary Permissions from the Local Authority, it may be possible to convert the Loft space, but no enquiries have been made in this regard.

KITCHEN/DINING ROOM 18' 4" X 10' 8" (5.59M X 3.25M)



A sizeable room, the Kitchen is fitted with a range of base and wall units, some with display frontage. Complementing work surfaces and splashback. Inset sink and drainer below window to the side. The integrated appliances include oven, gas hob and hood, fridge/freezer, dishwasher and washing machine. Inset downlighters.

The Dining area has a further picture window to the rear allowing super views. Cupboard housing boiler. Inset downlighters, central heating radiator and telephone point. Dual access can be taken from the Hall or Lounge, and an additional door provides access to the garden grounds.

KITCHEN/DINING ROOM CONT'D ..



LOUNGE 18' 0" X 15' 0" (5.49M X 4.57M)



A lovely light and airy room with large picture window to side and glazed doors to the Sunroom allowing borrowed light from there also. Neutrally decorated, there are inset downlighters, television point and central heating radiator. Door to Hall.

SUN ROOM 13' 4" X 12' 5" (4.06M X 3.78M)



A superb addition to this lovely home, the Sunroom has a bank of surrounding windows and glazed double doors which lead to the fully enclosed rear garden. Laid with laminate flooring the ceiling light has a fan fixture and there is a central heating radiator.

BEDROOM 1 12' 4" X 11' 8" (3.76M X 3.56M)



Good-sized Double Bedroom with window to front, inset downlighter and central heating radiator. The free-standing wardrobe is to remain.

STORE ROOM 8' 4" X 3' 6" (2.54M X 1.07M)

This versatile room has a window to the front and ample room for storage, with wall mounted coathooks and inset downlighters.

BEDROOM 2 12' 4" X 11' 7" (3.76M X 3.53M)



Generous Double Bedroom with window to front, inset downlighters, television point and central heating radiator. The free-standing wardrobe and matching fitted bedroom furniture are included in the sale.

BEDROOM 3 12' 2" X 7' 7" (3.71M X 2.31M)



This Bedroom is situated to the rear of the property, with views over the garden. Ceiling light fitting, central heating radiator and telephone point.

SHOWER ROOM 11' 9" X 6' 0" (3.58M X 1.83M)



Fully tiled, the Shower Room is fitted with a four piece suite comprising wash hand basin in vanity unit, toilet pedestal, bidet and large shower. Window to front allowing natural light. Inset downlighters and two chrome ladder style radiators.

EXTERNAL



There are surrounding gardens, with floral beds to the front, and off street parking for numerous vehicles. There is a lovely mature garden to the side with Detached Garage and Store.

The gardens to the rear are a riot of colour, densely planted with mature shrubs and trees, which offer a great deal of privacy and shelter. Fully enclosed, this is a haven for children and pets. External water tap.

GARAGE 17' 0" X 10' 5" (5.18M X 3.17M)



This large Detached Garage has an up and over door to front and pedestrian access to the side. There is space for storage within the rafters. To the rear, with a separate access door, is a Storage area extending 10' 5" x 5' 4" (3.17m x 1.63m). A window allows natural light and there is a fitted work bench.

EXTRAS

All carpets, curtains, blinds and light fittings are included in the sale, together with the integrated appliances in the Kitchen and the usual fixtures and fittings in the Shower Room.

LOCATION



What3Words lookup: ///firelight.factor.dodges

COUNCIL TAX BAND - F

EPC BANDING - D



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