



# 16 Clune Gardens, Woodlands of Durris, Banchory, Aberdeenshire AB31 6AA

Offers over £318,000

THREE BEDROOM DETACHED 'KIRKWOOD' HOME ENJOYING AN ELEVATED POSITION IN  
A BEAUTIFUL RURAL SETTING

## Stronachs



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Viewing: Contact Selling Agents on 01224 626100

We are delighted to bring to the market this WELL PRESENTED AND MUCH LOVED THREE BEDROOM DETACHED FAMILY HOME, enjoying an elevated position within a small modern development at the hamlet of Woodlands of Durris. Built to the highest of standards by Kirkwood Homes, the property benefits from oil central heating and full double glazing. Occupying a sizeable plot, there are open views over the communal green space and hills beyond. The accommodation comprises: Entrance Hall; inviting Lounge; generous Kitchen/Dining Room with French doors to garden; Utility Room and WC on the ground floor. On the upper floor is a very spacious Master Suite with walk-in wardrobe and En-Suite Shower Room; two further Bedrooms; and Family Bathroom. There are gardens to front and rear, the fully enclosed rear garden is not overlooked and is a perfect secure area for a young family/pets. A driveway allows off-street parking for two cars and access to Single Garage. Bought off-plan, the sellers upgraded their internal skirtings and staircase to solid oak adding an even further quality feel.

Woodlands of Durris is a lovely hamlet some 5 miles from Banchory and an easy 12 mile commute to the city of Aberdeen. There is a primary school within a short walk of this property with other options at Crathes and Banchory itself. Banchory is only 17 miles drive from the City with three access roads which adds to the inherent attractions of the town and makes property on Deeside much sought after. The town maintains a comprehensive range of shops and several excellent hotels and restaurants. The schools have an excellent reputation and incorporate community and sports centres and a swimming pool.

This is the perfect family home for anyone looking to enjoy the beautiful Deeside countryside yet be within a short distance of both Banchory and Aberdeen.

## ENTRANCE HALL



Accessed via part glazed door with glazed side panel. Two ceiling light fittings, smoke alarm and central heating radiator. Wall mounted coathooks. Carpeted stairs lead to the upper floor accommodation, with generous understairs storage cupboard which houses the meters and has built in lighting.

## LOUNGE 15' 8" X 11' 2" (4.78M X 3.40M)



Accessed via part glazed door from the Hall, the inviting Lounge has a picture window to the front allowing natural light to flood the room, and of course lovely views over the countryside. Laid with quality Karndean flooring, there is a ceiling light fitting, central heating radiator, and television point.



## KITCHEN/DINING ROOM 20' 4" X 9' 9" (6.20M X 2.97M)



This is a fabulous open plan room, with glazed French doors providing access to the fully enclosed garden, and allowing natural light. The Kitchen is fitted with a quality range of high gloss wall and base units with glass splashback. The quartz worktops complement the Kitchen and there is a laser cut inset sink and drainer with mixer tap below a further window to the rear. The integrated wine fridge, dishwasher, double oven, hob and concealed extractor and fridge/freezer are included in the sale. Extractor fan, inset downlighters and smoke alarm. There is ample space for formal dining, with additional ceiling light fitting over the dining area. Central heating radiator and television point.

### UTILITY ROOM 7' 5" X 5' 5" (2.26M X 1.65M)



Providing further access to the garden via partially glazed door, the Utility Room is fitted with wall and base units with inset sink and mixer tap. Ceiling light fitting, central heating radiator and extractor fan. The washer/dryer and freezer may be available, if required.

### WC 7' 5" X 3' 6" (2.26M X 1.07M)



Fitted with a two piece suite comprising wash hand basin and toilet pedestal, with window to rear. Ceiling light fitting, central heating radiator and extractor fan.

### UPPER FLOOR

Carpeted stairs lead from the Entrance Hall to the upper floor landing. There is a large cupboard housing the central heating system, and hatch to Loft space. Ceiling light fitting and central heating radiator.

## MASTER BEDROOM 20' 0" X 12' 0" (6.10M X 3.66M)



The exceptionally spacious Master Bedroom is bathed in light from windows to the front and side, enhancing the space available. There is ample room for a range of bedroom furniture, with television and telephone points. Of huge appeal will be the walk in wardrobe (6' 5" x 4' 7" (1.96m x 1.40m) ) which has a ceiling light and fantastic hanging and shelf storage. There is also an additional deep storage cupboard with hanging rail and shelf. Ceiling light fitting with dimmer control and television point.

## EN-SUITE SHOWER ROOM 10' 3" X 6' 7" (3.12M X 2.01M)



Another generously proportioned room, fully tiled and fitted with a three piece suite comprising wash hand basin in vanity, toilet pedestal, and walk in shower. A window to rear allows natural light. Inset downlighters, shaver point, and chrome ladder style radiator/heated towel rail

### BEDROOM 2 14' 5" X 9' 0" (4.39M X 2.74M)



Situated to the front of the property, this second large Double Bedroom benefits from built-in double wardrobe with hanging rail and shelving allowing excellent storage. A recess allows space for a desk for those who have a hybrid/work from home role. Ceiling light fitting, central heating radiator.

### BEDROOM 3 10' 2" X 8' 9" (3.10M X 2.67M)



Overlooking the garden to the rear, this Bedroom also benefits from built-in double wardrobe allowing hanging and shelf storage, with feature panelled wall. Ceiling light fitting with dimmer control and central heating radiator.

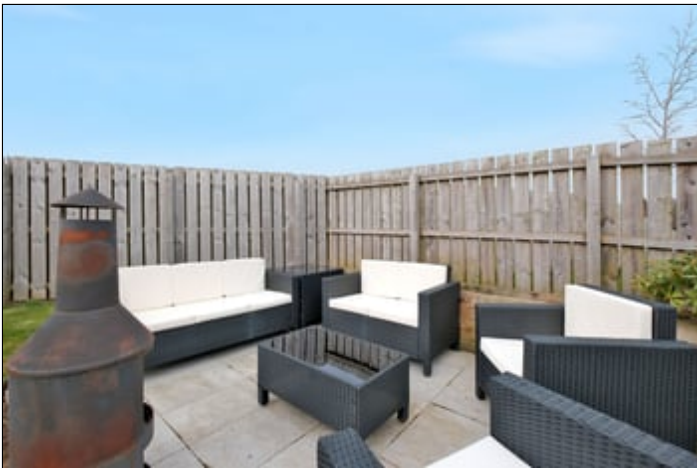


## FAMILY BATHROOM 8' 2" X 6' 0" (2.49M X 1.83M)



This large Family Bathroom is fully tiled and fitted with a three piece suite comprising wash hand basin in vanity, toilet with concealed cistern, and bath with shower over. Extractor fan, inset downlighters and ladder style chrome radiator/heated towel rail. Window to rear allowing natural light.

## EXTERNAL



There is an area of garden ground to the front of the property which is laid to lawn. A driveway allows off-street parking for two vehicles and leads to the Single Garage. The sizeable garden to the rear is fully enclosed and not overlooked, offering a great and safe space for children and pets. Benefiting from sunshine all day , there are numerous spots to enjoy the warmer weather, including slabbed patio area with raised beds. Oil tank and rotary clothes drier. Gated access to the side. Solar panels are in place which help heat the hot water. External cold water tap. There is a large central grassy area in front of the development which is maintained under a factoring agreement costing approximately £15 per month.

## EXTERNAL CONTINUED ...



## GARAGE 16' 9" X 9' 0" (5.11M X 2.74M)

Benefiting from power and light, and cold water tap, with up and over door to front.

## EXTRAS

All carpets, curtains, blinds and light fittings are included in the sale, together with the integrated appliances in the Kitchen, the washer/dryer and freezer in the Utility Room, the usual fixtures and fittings in the Family Bathroom, En-Suite and WC, and the rotary clothes drier in the garden.

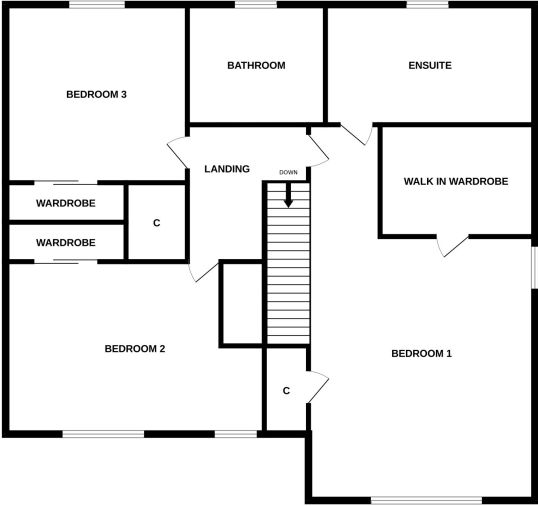
## COUNCIL TAX BAND - F

## EPC BANDING - B

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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