



12 Inchley Place, Torphins, Banchory, Aberdeenshire  
AB31 4GE

Offers over £157,500

TWO BEDROOM SEMI DETACHED BUNGALOW WITH FANTASTIC OFF STREET PARKING,  
IN A LOVELY PICTURESQUE VILLAGE LOCATION

Stronachs

# 12 Inchley Place, Torphins, Banchory, Aberdeenshire AB31 4GE

Offers over £157,500

Viewing: Contact Selling Agents on 01224 626100

We are pleased to bring to the market this lovely TWO BEDROOM SOUTH FACING SEMI-DETACHED BUNGALOW, set in a peaceful street back from the main road. Neutrally decorated, the property is light and airy throughout and benefits from a mix of storage and panel electric heating. The accommodation comprises: Entrance Vestibule; Hall; Lounge with views over the village; Kitchen with Sun Porch off; two Double Bedrooms; and Shower Room. It is believed that, on obtaining any necessary Permissions, it may be possible to extend the property. There is garden ground and off street parking for a number of vehicles to the front, with large shed and bin store to the rear and side. This is a fantastic opportunity for a first time buyer or someone looking to downsize in a lovely rural location.

The picturesque village of Torphins is ideally located, offering tranquillity of village life, but with in easy commuting distance of Aberdeen (21 miles). There is a good choice of shops and amenities within Torphins including a chemist and general grocers/post office with a wider range at nearby Banchory (6 miles) or Aboyne (8 miles). There is an excellent primary school in the village with secondary education available at nearby Aboyne Academy; which incorporates a community and sports centre with a swimming pool. There is a wide range of outdoor pursuits available in the area including the Torphins 9-hole golf course and tennis courts.

## ENTRANCE VESTIBULE & INNER HALL



Accessed via upvc part-glazed door to front, with matwell and ceiling light fitting. A further glazed door provides access to the Inner Hall. There is a ceiling light fitting, heater, and high level meter box. There is also a handy shelved storage cupboard.

## LOUNGE 14' 6" X 14' 4" (4.42M X 4.37M)



The light and airy Lounge is laid with quality flooring and benefits from a picture window to front, which bathes the room in natural light and allows views over the village. There is a new 'Dimplex Quantum' heater and also a tiled fireplace with electric fire. Shelved alcove with storage below. Ceiling light fitting and smoke alarm. Access to Kitchen.

## KITCHEN 12' 8" X 8' 8" (3.86M X 2.64M)



The Kitchen is fitted with a range of wooden wall and base units, with complementing work surfaces and splash back. There is space for small dining table and chairs. A window to the rear allows natural light, with inset sink and drainer with mixer tap below. The cooker is to remain and there is space for washing machine and fridge. Ceiling light fitting and electric heater. Glazed door to Sun Porch.

## SUN PORCH 8' 8" X 7' 5" (2.64M X 2.26M)



Accessed from the Kitchen, this is a super addition to the rear of the property with one open stone wall, there are windows to the rear and side and upvc part glazed door providing access to the garden. A large shelved cupboard allows storage. Ceiling light fitting.

## BEDROOM 1 13' 3" X 11' 8" (4.04M X 3.56M)



Good-sized Double Bedroom with picture window to the front of the property, benefiting from triple built-in wardrobes with mirrored sliding doors, allowing excellent hanging and shelf storage, with extra storage above. Ceiling light fitting and heater.

## BEDROOM 2 11' 8" X 10' 5" (3.56M X 3.17M)



Second Double Bedroom with window to the rear, with ceiling light fitting and heater.

## SHOWER ROOM 6' 11" X 6' 0" (2.11M X 1.83M)



Fitted with a white three piece suite comprising wash hand basin, toilet pedestal and shower cabinet. Ceiling light fitting, extractor fan and wall heater, as well as electric towel rail. Shaver point with light. Window to rear providing natural light.

## EXTERNAL



The property is south facing, enjoying a great deal of sun in the warmer months. There is an ideal patio area to the front, with further mature plants and shrubs. A gravel driveway allows off-street parking for a number of vehicles. There is a path to the side which leads to the rear, with large shed, bin store, and space for storage of a barbecue.

### SHED 9' 4" X 7' 1" (2.84M X 2.16M)

The shed has both power and water and is a great space for storage of garden tools/furniture.

## EXTRAS

All floor coverings, blinds and light fittings are included in the sale, together with the cooker in the Kitchen and the usual fixtures and fittings in the Shower Room.

## COUNCIL TAX BAND - B

## EPC BANDING - D

12 INCHLEY PLACE,  
TORPHINS



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 indicative purposes only and should be used as such by any prospective purchaser. The services, fixtures and fittings shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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