



12 Clark Avenue, Banchory, Aberdeenshire AB31  
5BN

Offers over £385000

STUNNING FOUR BEDROOM DETACHED FAMILY HOME IN A QUIET LOCATION WITHIN  
THE DESIREABLE DEESIDE TOWN OF BANCHORY

Stronachs



# 12 Clark Avenue, Banchory, Aberdeenshire AB31 5BN

Offers over £385,000

Viewing: Contact Selling Agents on 01224 626100

We are delighted to bring to the market this STUNNING FOUR BEDROOM/TWO PUBLIC ROOM DETACHED DWELLINGHOUSE, the 'Louisville' design by Bancon Homes. Situated within a well designed and desirable modern development, this property has been completed to the highest of standards both internally and externally, with quality 'Nobilia Line N' kitchen and integrated 'Siemens' appliances. Benefitting from full central heating and full double glazing, this much loved home is beautifully presented and in truly ready to move into condition. The accommodation comprises: welcoming Entrance Hall; spacious light and airy Lounge; Family/Dining Room on open plan with Kitchen to rear; Utility Room; WC and integral Garage. The Master Bedroom with En-Suite, second Double Bedroom with further En-suite; Family Bathroom and two further Double Bedrooms are located on the upper floor with access hatch to Loft space. There are gardens to front, side and rear and the property enjoys a high degree of privacy. Off street parking to the front leads to the Garage and there is additional on street visitor parking.

Banchory is a pleasant town in the heart of Royal Deeside and rises elegantly from the Banks of the River Dee. The village boasts excellent schools with a wide range of local amenities, as well as a variety of shops, restaurants, and Raemoir Garden Centre. There are also hotels, library, health centre, dentists, golf course, and driving range. The area is rich in local history and outdoor pursuits right at your doorstep. Walking and cycling along the Deeside Way, canoeing and fishing in the sparkling waters of the River Dee, Skiing, and many more sporting activities are available in the local Sports Village surrounding area. There are two highly regarded primary schools and renowned academy. Aberdeen is within easy commuting distance and many popular Aberdeenshire villages less than a 40 minute drive from Banchory.

## ENTRANCE HALL



Welcoming Entrance Hall accessed via part glazed door with glazed side panel. Two ceiling light fittings and central heating radiator. Wall mounted coathooks. Carpeted stairs lead to the upper floor accommodation. Understairs storage cupboard containing telephone master socket, electric consumer unit and Fibre-to-home optical network terminal. Door to Integral Garage.

## LOUNGE 19' 8" X 11' 10" (5.99M X 3.61M)



Accessed via part glazed door from the Hall, the spacious light and airy Lounge is beautifully decorated in neutral tones, with windows to both the front and side ensuring the room is bathed in natural light. Two ceiling light fittings, two central heating radiators, telephone and television point.



## FAMILY/DINING ROOM/KITCHEN 22' 3" X 11' 10" (6.78M X 3.61M)



This well designed open space has views across the rear garden and has ample room for relaxing and formal dining. The Kitchen itself is fitted with a contemporary 'Nobilis Line N' range of units with complementing Silestone work surfaces, breakfast bar and splashback. The integrated 'Siemens' appliances include dishwasher, fridge/freezer and double oven with telescopic extractor hood. Laser cut sink below window to rear.

## FAMILY/DINING ROOM/KITCHEN CONTINUED ...



The Family/Dining Room is open plan with the Kitchen and has floor to ceiling patio doors allowing natural light to flood into the room and highlighting the quality flooring. Two central heating radiators and ceiling light fitting.

## UTILITY ROOM 7' 0" X 6' 11" (2.13M X 2.11M)

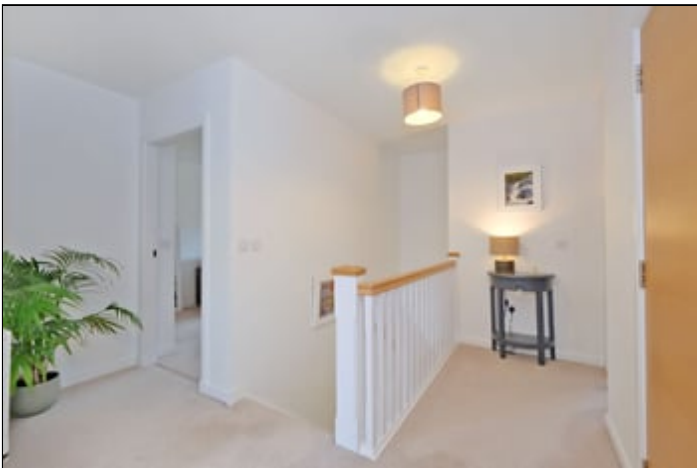
Situated off the Kitchen, with a part glazed door to the rear providing access to the garden. Base units with inset sink and drainer. Space for washing machine and tumble drier. Ceiling light fitting and central heating radiator. Wall mounted coat hooks and extractor fan.

### WC 6' 10" X 4' 3" (2.08M X 1.30M)



Partially tiled and fitted with a two piece suite comprising wash hand basin and toilet pedestal. Ceiling light fitting and central heating radiator. Window to side.

### UPPER FLOOR



A carpeted staircase from the Hall leads to the upper floor landing and further accommodation. There is a double linen cupboard, two ceiling light fittings, smoke alarm and hatch to Loft space.

### MASTER BEDROOM 14' 2" X 11' 4" (4.32M X 3.45M)



This beautifully presented Master Bedroom is bathed in natural light and benefits from wall to wall triple wardrobes allowing abundant hanging and shelf storage, with sliding doors. Window to front, ceiling light fitting, central heating radiator, television and telephone point. Door to En-Suite.

### EN SUITE SHOWER ROOM 7' 6" X 7' 6" (2.29M X 2.29M)



Partially tiled and fitted with a modern three piece suite comprising wash hand basin, toilet pedestal and shower cabinet with additional raindance overhead. Chrome ladder style radiator. Inset downlighters, extractor fan and window to front.

### BEDROOM 2 11' 10" X 10' 4" (3.61M X 3.15M)



Second Double Bedroom with a window overlooking the garden to rear and benefiting from double fitted wardrobe allowing hanging and shelf storage, with sliding doors. Ceiling light fitting and central heating radiator. Door to En-suite Shower Room.

### EN SUITE SHOWER ROOM 9' 2" X 4' 5" (2.79M X 1.35M)



Tastefully decorated and fitted with a three piece suite comprising wash hand basin, toilet pedestal and shower cabinet. Inset downlighters, extractor fan and chrome ladder style radiator. Window to side.



### FAMILY BATHROOM 7' 4" X 6' 8" (2.24M X 2.03M)



Sizeable Family Bathroom, partially tiled and fitted with a three piece suite comprising wash hand basin, toilet pedestal and bath with shower over. Shaver point. Chrome ladder style radiator. Inset downlighters and extractor fan. Window to rear.

### BEDROOM 3 14' 3" X 10' 0" (4.34M X 3.05M)



This Double Bedroom is currently used as a Study, situated to the front of the property and benefiting from double wardrobe allowing excellent hanging and shelf storage. Ceiling light fitting and central heating radiator.

### BEDROOM 4 10' 9" X 10' 0" (3.28M X 3.05M)



Also currently used as a large Study, with window to rear overlooking the garden. Ceiling light fitting and central heating radiator. Double built-in wardrobe allowing hanging and shelf storage, with sliding doors.



## **GARAGE 19' 8" X 9' 10" (5.99M X 3.00M)**

With up and over door to front, and integral access from the Hall. The Garage houses the Heat Interface Unit for the biomass district heating and has ceiling striplights.

## **EXTERNAL**



Occupying a sizeable corner plot, the property has gardens to the front, side and rear. A driveway to front allows off street parking for two cars and there is additional on street visitor parking. Benefiting from sunlight at most times of the day, the rear garden is laid mainly to lawn with a central area for garden furniture, Rotary clothes drier and external water tap.

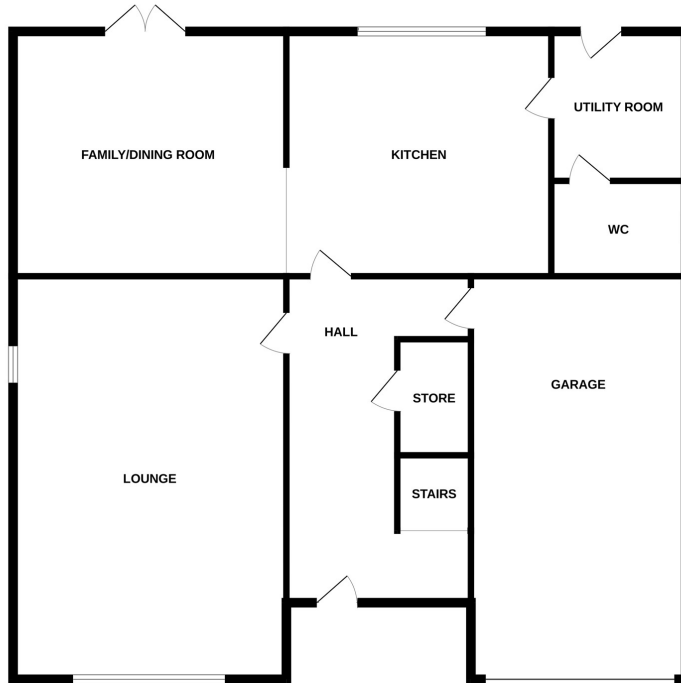
## **EXTRAS**

All carpets, curtains, blinds and light fittings are included in the sale, together with the usual fixtures and fittings in the Bathroom, En-Suites and WC, the integrated appliances in the Kitchen, and the rotary clothes drier in the garden.

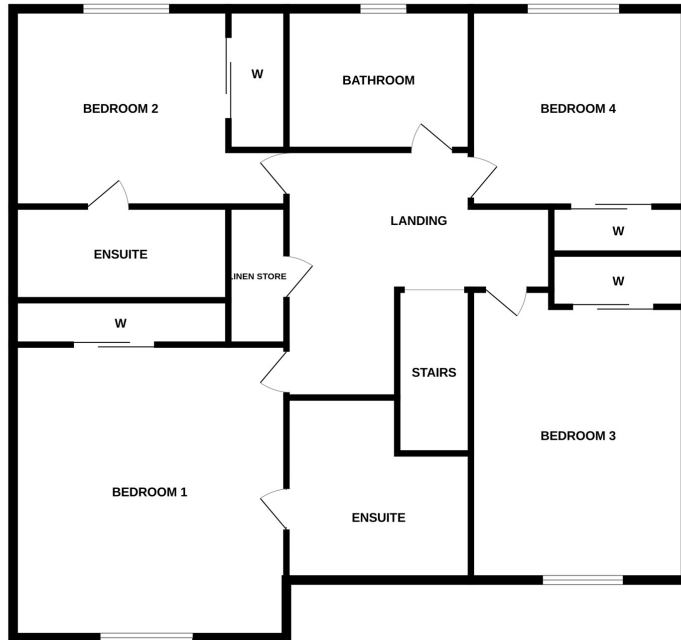
**COUNCIL TAX BAND - F**

**EPC BANDING - C**

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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