



Newlands, Corsee Road, Banchory AB31 5RS

Offers over £350,000

FOUR BEDROOM DETACHED BUNGALOW IN A GENEROUS CORNER PLOT IN A MUCH SOUGHT AFTER AREA OF BANCHORY

Stronachs

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Viewing: Contact Selling Agents on 01224 626100

We are thrilled to bring to the market this much loved FOUR BEDROOM DETACHED BUNGALOW, enjoying an enviable corner location within a much sought after area of Banchory. Recently redecorated throughout, with the added appeal of a brand new Kitchen, the property has been thoughtfully extended in the past and offers spacious accommodation on one level. Benefitting from gas central heating and full double glazing, the accommodation comprises: Entrance Hall; Lounge/Dining Room with high ceilings and bank of windows to the side; Dining area on semi open plan with the newly upgraded Kitchen; Master Bedroom with En-Suite Shower Room; three further Bedrooms, one with En-Suite Shower Room; Study; and Shower Room. There is off street parking and Single Garage with store. The property has a well maintained enclosed garden providing a riot of colour in the spring and summer months, and the adjacent forest is ideal for walks and spotting the local wildlife. It is believed that, subject to any necessary Permissions, it may be possible to further extend, or indeed redesign the layout of the property to meet your own needs.

BANCHORY

Corsee Road is historically known to be one of Banchory's most desirable and sought after postcodes, being home to many of the areas most impressive homes. Banchory is often referred to as the heart of Royal Deeside and rises elegantly from the Banks of the River Dee. It has a wide range of local amenities, including a variety of shops, banks, restaurants, garden centre, hotels, library, health centre and dentists. The picturesque 18 hole Banchory Golf course is within a 10 minute walk of the property and there is a driving range nearby in Inchmarlo. The area is rich in outdoor pursuits with ample opportunities to enjoy walking and cycling along the Deeside Way, canoeing and fishing in the sparkling waters of the River Dee and many more sporting activities. There are two highly regarded primary schools and renowned academy. Aberdeen city is within easy commuting distance, some 18 miles, with the International Airport (ABZ) only a 1/2 hour drive away.

ENTRANCE HALL



Welcoming Entrance Hall, accessed via upvc part glazed door with side panel. Cupboard housing meters. Ceiling light fitting and downlighters. Georgian style glazed doors provide access to the main areas of the home. There is a most generous storage cupboard which has shelving and light, and there are two

additional ceiling lights, central heating radiator, and hatch to Loft space.

LOUNGE/DINING ROOM 31' 0" X 15' 0" (9.45M X 4.57M)



Created from a fabulous and well thought out extension, this most spacious open plan area is bathed in natural light from windows to the side, and the front. Tastefully decorated in neutral tones, this generous space has room for a variety of free-standing furniture, with a feature window seat and tall windows and French doors to the side leading directly to the garden. There is a gas living flame fire in the chimney breast, with two central heating radiators, two ceiling light fittings, telephone and television point.

LOUNGE/DINING ROOM



DINING ROOM 15' 0" X 11' 5" (4.57M X 3.48M)



In an open plan recess of the extension, this formal Dining area has a window to the rear. Ceiling light fitting and central heating radiator. Serving hatch to Kitchen.

STUDY/BEDROOM 5 12' 5" X 8' 0" (3.78M X 2.44M)



Fifth Bedroom, currently used as a study but equally suited as a sewing room/craft room. Window to rear, inset downlighter, and central heating radiator.

BEDROOM 1 17' 2" X 12' 5" (5.23M X 3.78M)



Light and airy Double Bedroom with high level windows to rear, and window to the side allowing natural light to flood the room. There are triple built-in wardrobes allowing shelf and hanging storage, with sliding mirrored doors. Ceiling light fitting and central heating radiator.

EN-SUITE 7' 4" X 7' 1" (2.24M X 2.16M)



Accessed from Bedroom 1, this room is fitted with a three piece suite comprising wash hand basin in vanity unit, toilet pedestal and shower cabinet. Window to rear. Inset downlighters, extractor fan, and chrome ladder style radiator.

DINING KITCHEN 12' 0" X 10' 0" (3.66M X 3.05M)



Recently upgraded and on open plan to the Lounge/Dining Room, this light and airy Kitchen is fitted with a quality modern range of wall and base units with complementing work surfaces and splashbacks. There are windows to the side and rear allowing super natural light. Inset sink and drainer below serving hatch to Dining area. The integrated appliances include new oven, induction hob with concealed hood over, and dishwasher, and there is space for washing machine, fridge and freezer. Space for dining table and chairs. Ceiling light fitting, central heating radiator, telephone point, and matwell. Door to rear garden.

SHOWER ROOM 6' 5" X 5' 1" (1.96M X 1.55M)



Aqua panelled and fitted with a three piece suite comprising wash hand basin and toilet pedestal in vanity, and walk in shower cabinet. Inset downlighters, LED mirror and chrome ladder style radiator. Window to rear.

BEDROOM 2 12' 0" X 11' 9" (3.66M X 3.58M)



Airy Double Bedroom with window to rear, benefitting from a range of fitted wardrobes and dressing table. Ceiling light fitting, central heating radiator, and telephone point. Door to En-Suite.

EN-SUITE



Fully tiled, the En-Suite is fitted with a three piece suite comprising wash hand basin in vanity, toilet pedestal and shower cabinet. Inset downlighter and extractor fan. Window to rear.

BEDROOM 3 11' 8" X 8' 5" (3.56M X 2.57M)



Double Bedroom situated to the front of the property, decorated in neutral tones with window to front, and benefitting from two double built-in wardrobes allowing excellent hanging and shelf storage, with louvre doors. Ceiling light fitting and central heating radiator.

BEDROOM 4 12' 0" X 11' 9" (3.66M X 3.58M)



Double Bedroom positioned to the front of the house, benefitting from built-in cupboard allowing hanging and shelf storage. Ceiling light fitting, central heating radiator, and telephone point.

EXTERNAL



The property occupies a lovely corner plot, with well stocked gardens full of mature flowers and shrubs, with surrounding lawns and mature trees. There is a lovely sun trap patio area to the side of the property from which to enjoy the warm weather, and a second patio area to the rear for different times of the day. There is a forest adjacent which is ideal for walks and spotting any local wildlife. The store, located next to the garage, is ideal for gardening tools.

GARAGE



Single Garage, with up and over door to front, and pedestrian access to rear. Off-street parking is available to the front of the Garage.

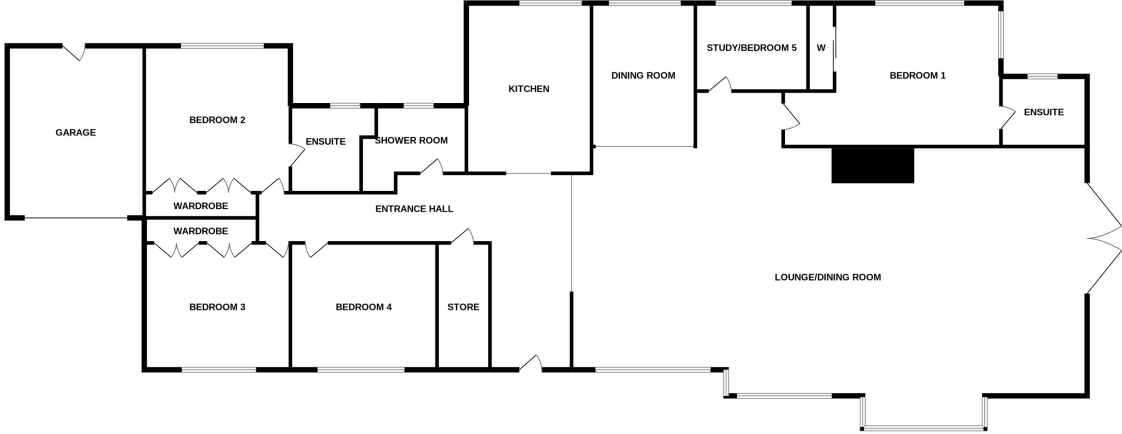
DIRECTIONS

What 3 words lookup: ///ideals.spotted.earlobes

COUNCIL TAX BAND - F

EPC BANDING - D

NEWLANDS, CORSEE ROAD,
BANCHORY



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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28 Albyn Place
Aberdeen
AB10 1YL

Tel: 01224 626100
Fax: 01224 845900

Email:
Info.property@stronachs.com
Web: www.stronachs.com

Stronachs