



# 11 Sunnyside Drive, Drumoak, Banchory, Aberdeenshire AB31 5EW

Offers over £240,000

SPACIOUS TWO BEDROOM BUNGALOW WITH OFF STREET PARKING AND GARAGE,  
WITH EASILY MAINTAINED GARDEN

Stronachs

# 11 Sunnyside Drive, Drumoak, Banchory, Aberdeenshire AB31 5EW

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Viewing: Contact Selling Agents on 01224 626100

We are pleased to bring to the market this SPACIOUS TWO BEDROOM BUNGALOW, situated in a quiet street within Drumoak, benefiting from off-street parking, garage and easily maintained gardens. This sizeable home benefits from gas central heating and full double glazing, with additional solar panels on a feed-in tariff. The accommodation comprises: Entrance Vestibule; Inner Hall; Lounge with Dining room on open plan; Kitchen; Utility Room; Double Bedroom with En-Suite Shower Room and access to Sun Room; Double Bedroom to front and Family Shower Room. The gardens to both front and rear are designed for ease of maintenance, allowing off street parking for a number of cars and leading to the Single Garage.

The village of Drumoak 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.

## ENTRANCE VESTIBULE & INNER HALL



Accessed via part glazed door to side, with window to front. Wall mounted coathooks, ceiling light fitting and central heating radiator. Part glazed Inner door leads to the Inner Hall. Providing access to the remaining accommodation, with a large shelved storage cupboard and additional store. Ceiling light fitting, central heating radiator and telephone point. Hatch to Loft space. Glazed door with glazed side panels leads to the Lounge/Dining Room.

## LOUNGE/DINING ROOM 24' 2" X 13' 2" (7.37M X 4.01M)



This spacious room has a picture window to the front which floods the room with natural light, with an additional window to the side of the Dining area. Electric fire with wooden surround. Ceiling light fitting, central heating radiator, telephone and television points. Dual access to from the Hall and the Kitchen.

## KITCHEN 11' 10" X 11' 5" (3.61M X 3.48M)



The Kitchen is fitted with a range of wall and base units with complementing work surfaces and splashback. The integrated appliances include microwave, oven, hob, extractor hood and there is space for a fridge and freezer. Inset sink below window to rear which provides borrowed light from the Sun Room. Ceiling striplight and central heating radiator. Space for small dining table and chairs. Access to Utility Room.

## UTILITY ROOM 5' 9" X 4' 9" (1.75M X 1.45M)



On semi open plan with the Kitchen, fitted with wall units and inset sink and drainer below window to rear. Space for washing machine and dishwasher. Ceiling light fitting, wall mounted boiler and wall mounted coathooks. Part glazed door provides access to the garden. Matwell.

## BEDROOM 1 21' 0" X 9' 0" (6.40M X 2.74M)



Generous Double Bedroom situated to the rear of the property, with window overlooking the rear garden. This room has excellent storage with two sets of built-in wardrobes with louvre doors. Ceiling and wall lights, Central heating radiator and telephone point. Door to En suite and additional glazed sliding doors to the Sun Room.

## EN-SUITE 6' 5" X 5' 8" (1.96M X 1.73M)



Fitted with a three piece suite comprising wash hand basin, toilet pedestal and corner shower cabinet. Ceiling light fitting, central heating radiator and extractor fan. Light fitting with shaver point.

### SUN ROOM 9' 10" X 9' 5" (3.00M X 2.87M)



Accessed from Bedroom 1 via sliding glazed doors, this super light and airy Sun Room provides direct access to the garden and has a bank of surrounding windows flooding the room with natural light, with additional borrowed light from/to the Kitchen. Tiled floor and central heating radiator.

### FAMILY SHOWER ROOM 6' 8" X 5' 8" (2.03M X 1.73M)



Partially tiled and fitted with a three piece suite comprising wash hand basin, toilet pedestal, and corner shower cabinet. Extractor fan, ceiling light fitting and central heating radiator.

## BEDROOM 2 16' 4" X 9' 9" (4.98M X 2.97M)



Second Double Bedroom situated to the front of the property and benefiting from double built-in wardrobes providing excellent hanging and shelf storage. Wash hand basin. Ceiling light fitting and central heating radiator.

## EXTERNAL



The garden to the front of the property is laid with gravel chips and slabs to ease any maintenance. A driveway to the side of the property allows off-street parking and leads to the Single Garage. The rear garden is also laid to locblock and provides a peaceful and private spot from which to enjoy the warmer summer weather. The garden shed is to remain.

## GARAGE 19' 6" X 9' 8" (5.94M X 2.95M)

With driveway to front, accessed via remotely operated up and over door to the front, and pedestrian access to the side. The Garage benefits from power and light.

## EXTRAS

All carpets, curtains, blinds and light fittings are included in the sale, together with the dishwasher, washing machine, fridge and freezer in the Kitchen/Utility Room, the tumble drier in the Garage, the usual fixtures and fittings in the Shower Room and Ensuite; and the garden shed.

COUNCIL TAX BAND - E

EPC BANDING -



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