11 Fairways,

Inchmarlo, Banchory, AB31 4GA

Price Over

£225,000

Under offer

2 1 2 111 m² EPC **C** Council Tax Band **F**

Contact Solicitor

Aberdein Considine
8 Dee Street
Banchory
AB31 5ST

01330 824646

Ban@ACandCo.com

http://www.ACandCo.com

Features Garage

Description

'Fairways' is located within a prestigious development of 13 terraced properties situated in the peaceful landscaped grounds of the Inchmarlo Retirement Community. Set within well maintained garden grounds and enjoying panoramic views over the surrounding countryside we offer for sale this modern two bedroom bungalow. Upon entering the property the vestibule leads into the T shaped hallway which is fitted with two large built in cupboards. The exceptionally spacious lounge overlooks the front of the property from the bay window and French doors lead out to the rear patio area which takes in the spectacular south facing views. The cosy lounge features a gas fire set on a marble hearth with wooden surround. Moving into the kitchen which is fitted with a good range of beech effect base and wall units with contrasting worktops and splash back tiling. The built in double oven, ceramic hob and extractor hood are to remain. There is space for an informal dining table and views again are enjoyed to the south. The master bedroom is also located to the rear of the property and is served by an en suite shower room and separate dressing room fitted with ample built in wardrobes. Bedroom two is also a double room with fitted wardrobes and the bathroom completes the accommodation. Outside,

a lock block driveway provides parking for 2 cars and leads to the single garage which is fitted with an up and over door.

Inchmarlo is a complex set in landscaped grounds and offers the opportunity to enjoy a quiet peaceful lifestyle. The Development is situated only one mile west of Banchory and has a minimum admission age of 55. The houses, apartments and facilities have been designed specifically with the needs and comforts of the retired and elderly residents in mind and particular residency conditions apply. This offers an opportunity of independent living yet a range of optional ancillary nursing care services are available when required.

Vestibule 1.7m x 1.12m

Hallway 4.22m x 1.32m

Lounge 9.63m x 3.7m

Dining Kitchen 5.44m x 2.7m

Master Bedroom 4.72m x 3.3m

En Suite 2.16m x 1.75m

Dressing Room 3m x 2.4m

Bedroom Two 3.3m x 3.2m

Bathroom 2.18m x 2m

Banchory is a pleasant town in 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. There is a golf course and also a driving range at Inchmarlo and places of historical interest. The area is rich in outdoor pursuits with ample opportunity 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 is within easy commuting distance, some 18 miles, with a choice of travel by three main
routes.

On leaving Banchory travelling West from the A93 you turn right in to the main driveway to the Estate and then take the right hand turning sign posted Fairways. When entering the cul-de-sac number 11 will be easily seen on the right hand side.

View this property here

https://www.aspc.co.uk/search/property/376712/11-Fairways/Banchory/

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