aspc

Residential

15 East Park,

Inchmarlo, Banchory, AB31 4GB

Price Over

£220,000

3 | 1 | 2 | 118 m² | EPC **C** | Council Tax Band **D**

Contact Solicitor

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Features Garage | Ground floor bedroom & bathroom | Off street parking

Description

Situated within the beautifully landscaped grounds of Inchmarlo retirement community, we are pleased to offer for sale this spacious, **two/three bedroom, end terrace bungalow.**

Neutrally decorated throughout and benefitting from gas central heating and double glazing, the accommodation comprises generously proportioned lounge and dining area, featuring French doors leading out to the gardens, and a modern fitted kitchen providing access to the garage with utility space. The master bedroom benefits from built-in wardrobes and an ensuite shower room with walk-in double shower enclosure. There is a further double bedroom with fitted wardrobes and a third bedroom which could easily serve as a home office or hobby room if desired. The hallway incorporates a large, walk-in store room and a further storage cupboard. A ceiling hatch provides access to the loft space. Completing the accommodation is the bathroom with three-piece suite.

The property enjoys superb views of the surrounding countryside towards Scolty Hill. A tarred driveway provides off-street parking and access to the integral single garage with utility space and an electrically operated door.

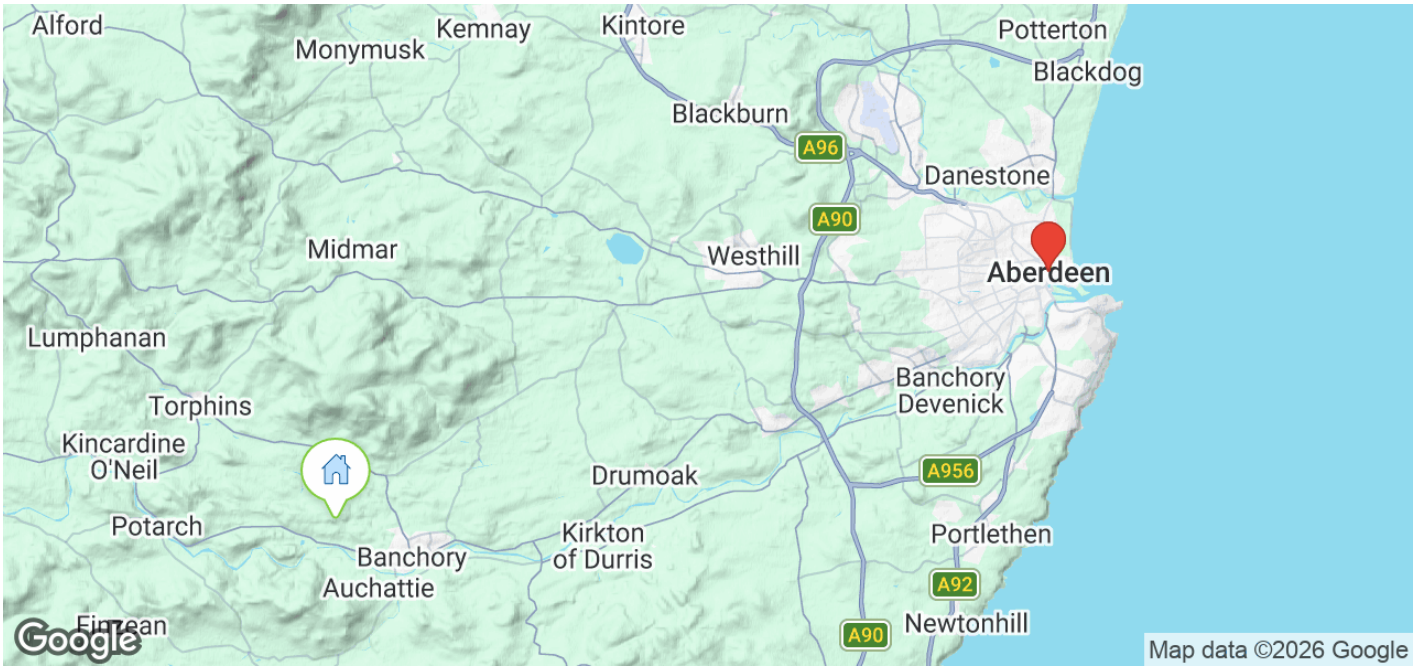
Location Inchmarlo is a complex set in landscaped grounds and offers the opportunity to enjoy a quiet peaceful lifestyle. The Development is situated only one mile west of Banchory and has a minimum admission age of 55. The houses, apartments and facilities have been designed specifically with the needs 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. There is a monthly service charge levied by Skene Enterprises Aberdeen Limited which covers the maintenance of the communal grounds and areas.

The current weekly service charge due from 1 February 2026 for new homeowners is £116.86 (£506.39 per month). Please contact selling agent for further information.

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.

Directions

Travelling west from Aberdeen continue on the North Deeside Road to Banchory. Pass through the town and the Inchmarlo Estate is located one mile beyond, on the right hand side. On entering the estate follow the signs for ''East Park' where the property is the first house located on the right hand side as indicated by our for sale sign.



Accommodation comprises

Lounge and Dining: 9.49m x 3.80m (31'1" x 12'5") approx.

Kitchen: 2.97m x 3.20m (9'8" x 10'5") approx.

Master Bedroom: 5.20m x 3.08m (17'0" x 10'1") approx.

Ensuite: 2.31m x 1.51m (7'6" x 4'11") approx.

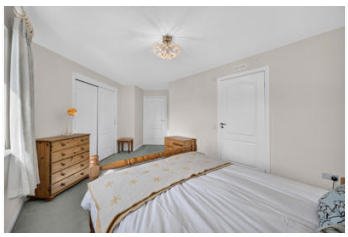
Bedroom 2: 3.49m x 3.39m (11'5" x 11'1") approx.

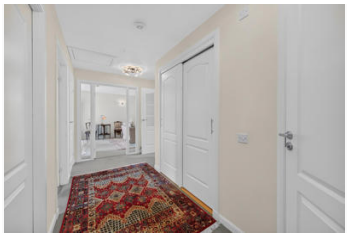
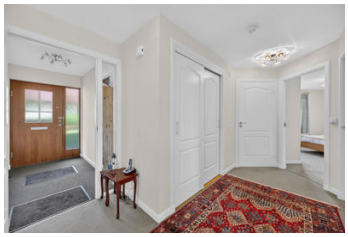
Bathroom: 2.47m x 1.99m (8'1" x 6'6") approx.

Study/Bedroom 3: 3.29m x 2.50m (10'9" x 8'2") approx.

Floorplan

Photo gallery



View this property here

https://www.aspc.co.uk/search/property/445127/15-East-Park/Banchory/

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Broadband speed

Standard You can get up to **16 Mbps** average speed at this postcode.

Mobile coverage

	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	No signal	No signal	Likely	Likely
3	Limited	Limited	Likely	Likely
O2	Likely	Limited	Likely	Likely
vodafone	Limited	Limited	Likely	Likely

Ofcom

This information is a prediction and actual services may be different depending on my circumstances and precise location. Provided by Ofcom, last retrieved on 16/05/2025.

The data displayed on broadband coverage availability uses source data from Ofcom. The predicted speeds provided in the API data are provided by the leading UK ISPs. We understand that Ofcom did not receive data for every premise in the UK, and that Ofcom continue to work with industry to fill in the gaps. If no predictions are shown for your address, this does not necessarily mean broadband is not available and we suggest that you check availability on the ISP websites.

The data displayed on mobile coverage availability uses source data made available by Ofcom which is based on data from the mobile operators about how strong they think signal levels are at every location in the UK. Each mobile operator has a slightly different approach to displaying coverage on its own map, including assumptions on the handsets used, levels of call reliability and the expected signal loss when indoors or in car. Because Ofcom brings all mobile operator data together in a single place and holds it to a single, independent standard, the mobile coverage availability information above may display different levels of coverage than those seen on the operators' websites. We would therefore recommend you also check the mobile provider's coverage checker. Mobile coverage data is created by coverage modelling, and since this is based on computer predictions is not error free.

Ofcom update the source data regularly (every month) and the mobile network operators update theirs, but there may be times when the maps are based on slightly different data and therefore show different coverage.

For further information about the Ofcom APIs, read their FAQs available here.
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