

**3 Kinneskie Court, Bridge Street,**

Banchory, AB31 5SY

Price Over  
**£135,000**

**Under offer**

 **2**  **1**  **1**   **60 m<sup>2</sup>** EPC **C** Council Tax Band **D**



**Contact Solicitor**

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**Features**

**Description**

Situated on the first floor of a detached building comprising of four flats and enjoying a quiet location tucked behind Banchory's High Street, this **two bed roomed flat** offers spacious accommodation which benefits from gas fired central heating and double glazing throughout. The property features well maintained communal areas. On entering the flat, a vestibule leads to the welcoming hallway which gives access to all accommodation. A light and airy lounge features a large picture window to the front. The well appointed kitchen offers ample space for a dining table and chairs. There are two well proportioned double bedrooms and a bathroom with mains shower over the bath. Outside, there is an exclusive area of garden to the front and to the rear there is an exclusive parking space and access to a rotary dryer shared with other flats. In addition, there is ample on-street parking on Bridge Street. Viewing of this attractive flat is recommended to fully appreciate the location and accommodation on offer.

Banchory is 17 miles approx. drive from the city of Aberdeen with three access roads, making property on Deeside much sought after. The town maintains a comprehensive range of shops and several excellent hotels and restaurants. The primary and secondary schools have excellent reputations and incorporate community and sports centres and a swimming pool. Banchory has two private golf courses and a driving range in addition to the various other leisure pursuits such as fishing, riding, hill walking and skiing etc. which are available on Deeside.

**Notes** Gas fired central heating. Double glazing. All flooring, curtains and light fittings are included in the sale, along with all white goods.

## Directions

On entering Banchory from the direction of Aberdeen on the main North Deeside Road, continue straight ahead at the traffic lights. Take the left turning into Kinneskie Road and bear left onto Bridge Street. The flat is located on the left hand side, as indicated by our for sale board.



## Accommodation comprises

**Communal Hall/Stairwell** A glazed door provides access to the well maintained communal hall. A carpeted open tread staircase with wrought iron balustrade leads to the two upper flats. A glazed door to the rear of the hallway gives access to the shared drying area and parking facilities.

**Vestibule** Entered via a part glazed hardwood door, a fitted cupboard houses the electricity meter and fuse box. Fitted cupboard offers shelved storage space. Hatch to loft space. Glazed door to reception hall.

**Reception Hall** The good sized hallway provides all accommodation. Telephone point.

**Lounge 13'11" x 12'1" [4.25m x 3.65m] approx.** A light and airy lounge with large picture window overlooking the front of the property with fitted book shelving below. Ample space for a range of furnishings. TV and telephone point.

**Kitchen 11'0" x 10'9" [3.35m x 3.30m] approx.** Fitted with a wide range of wall and base units, rollfront worksurface and extensive splashback tiling. Stainless steel sink with mixer tap and drainer. Space for a free standing gas cooker. The free standing washing machine and fridge/freezer will

remain. A fitted cupboard offers additional shelved storage facilities. Wall mounted central heating boiler. Space for breakfast table and chairs. Window to rear. Smoke detector.

**Bedroom 1 13'10" x 10'9" [4.20m x 3.30m] approx.** This generous double bedroom overlooks the front of the property. Double fitted wardrobes provide shelving and hanging space. TV point.

**Bedroom 2 10'8" x 8'5" [3.25m x 2.55m] approx.** A further double bedroom located to the rear of the property. Ample space for a range of free standing furniture. TV point.

**Bathroom** Fitted with a white three piece suite with Triton shower over the bath and glazed screen alongside. Fully tiled along the bath and shower area and behind the wash hand basin and w.c. Heated towel rail. Opaque window to side.

**Outside** The well maintained front gardens are mainly paved with areas of stone chips stocked with established shrubs and seasonal plants. To the rear of the property is an allocated parking space and shared use of the rotary dryer.

### **View this property here**

<https://www.aspc.co.uk/search/property/357221/3-Kinneskie-Court--Bridge-Street/Banchory/>

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