18 Larch Tree Place,

Banchory, AB31 5BD

Fixed Price

£250,000

Under offer

4 | 1 | 2 | 123 m^2 | EPC **C** | Council Tax Band **E**

Contact Solicitor

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Features Garage Garden

Description

Located in a popular residential area of the picturesque Royal Deeside town of Banchory we have for sale this **4 BEDROOM TERRACED TOWNHOUSE.** Spanning three levels, this spacious home served by gas central heating and double glazed windows in all rooms enters into a well proportioned hall. This leads to a modern kitchen fitted with a range of two tone wall and base units incorporating integrated appliances.

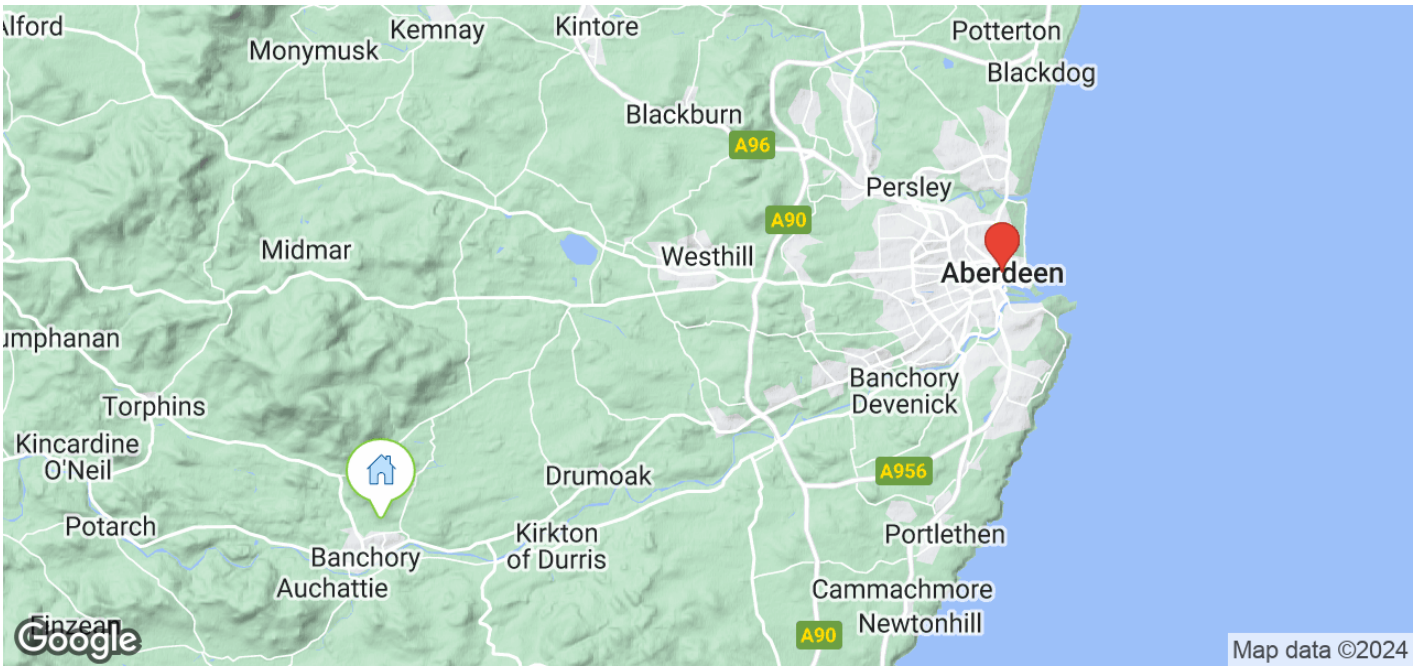
On the ground floor there is also a useful cloakroom and access is given to the single garage.

On the first floor the lounge enjoys an outlook to the front of the property from patio doors which lead onto a balcony surrounded with wrought iron balustrade. Two single bedrooms are located on the middle floor one with fitted storage and the other currently utilised as a study by the current owners. The family bathroom with three piece suite incorporating a shower above the bath, heated towel rail and wall mounted mirror completes the middle floor accommodation.

On the top level you will find the Master Bedroom with Two Fitted wardrobes and is further enhanced by an en-suite. Additional storage is available in two sizeable cupboards.

Directions

On entering Banchory (A93) from Aberdeen, turn right at Tesco's onto Hill of Banchory South. Continue up this road and straight ahead at both roundabouts. Take the first right, then a further right into Larch Tree Place. Number 18 is situated on the right as indicated by our 'For Sale' sign.



Accommodation comprises

Kitchen 4.52m x 3.2m (14'10" x 10'6")

Cloakroom 1.32m x 2.51m (4'4" x 8'3")

Study 1.7m x 2.62m (5'7" x 8'7")

Bedroom 2.16m x 3.63m (7'1" x 11'11")

Bathroom 2.2m x 2.03m (7'3" x 6'8")

Living Room 4.52m x 4.22m (14'10" x 13'10")

Master Bedroom 3.53m x 3.96m (11'7" x 13')

Ensuite Bathroom 1.63m x 1.5m (5'4" x 4'11")

Bedroom 4.42m x 2.67m (14'6" x 8'9")

Outside

A tarred driveway providing parking leads to the integral single garage. The rear garden is fully enclosed and is mainly laid with paving stones and bordered with shrubberies.

View this property here

https://www.aspc.co.uk/search/property/357501/18-Larch-Tree-Place/Banchory/

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