

22 Glebe Park,
Banchory, AB31 5YT

Price Over
£134,995

Under offer

 **2**
 **1**
 **1**

 **81 m²**
 **EPC C**
 **Council Tax Band C**



Contact Seller

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Features  Garden

Description

Situated in a popular residential area we are delighted to offer for sale this spacious **two bedroomed mid terraced property**. The property provides well proportioned accommodation throughout and comprises of on the ground floor a generous lounge which enjoys an open plan layout with the dining area, a well appointed kitchen offers ample storage facilities, there is also a useful store housing the central heating boiler. A staircase leads from the hallway to the upper floor where there are two spacious double bedrooms and a good sized family bathroom. There is exclusive gardens to both the front and rear with the rear garden being fully enclosed. Viewing of this ideally located family home is highly 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.

Vestibule Entered via a composite door with glazed section, this bright entrance benefits from a deep cloaks cupboard with shelf and hanging space housing the electricity fuse box. A further walk-in store with window to the front is equipped with power and light and houses the wall mounted central heating boiler. Laminate wood flooring. Glazed door to reception hall.

Reception Hall A good sized hallway with modern décor, complemented by laminate wood flooring provides access to all ground floor accommodation. An extensive use of natural wood is evident on all doors and facings. A deep understair cupboard provides additional shelved storage space.

Lounge/Dining Area 22'6" x 10'8" [6.90m x 3.30m] approx. at widest An exceptionally well proportioned room boasts windows to both front and rear. Ample space for a range of furnishings including a family dining table and chairs. Laminate wood flooring. TV and telephone points. Door to kitchen.

Kitchen 11'2" x 8'2" [3.40m x 2.50m] approx. This bright kitchen is fitted with a range of wall and base units incorporating roll front worksurface and extensive splash back tiling, stainless steel sink with mixer tap and drainer. The free standing cooker with extractor hood, washing machine and dishwasher will be included in the sale. There is space for a free standing fridge/freezer. Part glazed uPVC door to rear with window alongside. Laminate wood flooring.

Stairs to Upper Floor The carpeted staircase with wooden handrail leads to the galleried upper landing and remaining accommodation. A fitted cupboard provides shelved storage space and a further fitted cupboard allows additional storage facilities. Hatch to loft space which is accessed via a Ramsay style ladder.

Bedroom 1 10'8" x 10'3" [3.30m x 3.15m] approx. at widest A light and airy double bedroom with fresh neutral décor and laminate wood flooring, boasts a deep walk-in wardrobe/dressing area fitted with extensive shelf and hanging facilities.

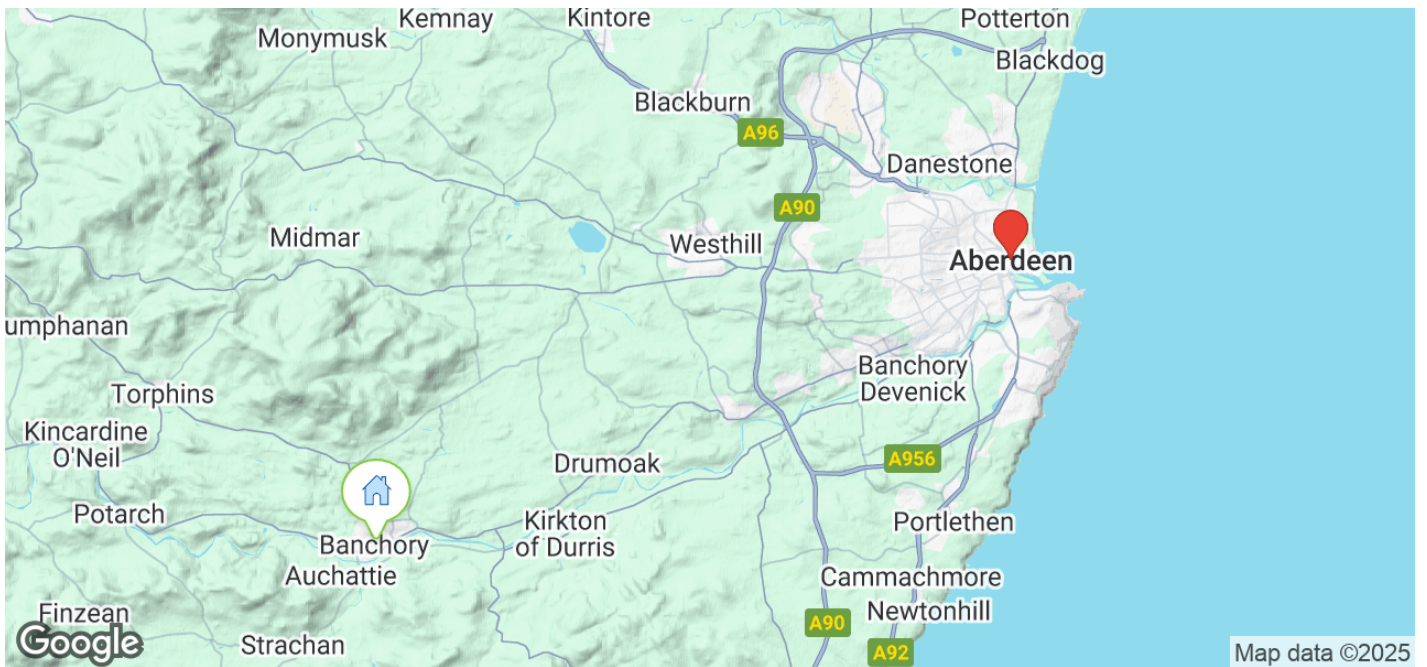
Bedroom 2 12'8" x 8'9" [3.90m x 2.70m] approx. at widest A further double bedroom provides ample space for free standing furniture and enjoys an open outlook to the rear. Laminate wood flooring.

Bathroom Fitted with a white three piece suite with shower over the bath. Fully tiled around the bath and shower area. Deep fitted storage cupboard. Heated towel rail. Opaque window to the rear. Recessed lighting. Laminate wood flooring.

Outside A pedestrian walkway leads to the enclosed front garden screened by timber fencing this area features a paved and stone chipped south facing sun terrace with several established shrubs and seasonal plants. The fully enclosed rear garden is screened by high level timber fencing features a paved patio and stone chips for easy maintenance. Gated access to a rear pedestrian pathway. External lighting and water tap.

Directions On entering Banchory from the direction of Aberdeen, continue onto Station Road, turning left into Glebe Park. Follow the road down the hill and round to the right. Take the first right into the communal car park and number 22 is located off the pedestrian walkway to the right hand side as indicated by our For Sale board.

Notes Gas central heating. Double glazing. EPC=C. All floor coverings, blinds and light fittings are included in the sale along with some curtains and white goods.



View this property here

<https://www.aspc.co.uk/search/property/362001/22-Glebe-Park/Banchory/>

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