

22 Grant Road,
Banchory, AB31 5UR

Price Around
£305,000

Under offer

 **4**  **3**  **2**   **132 m²** EPC **D** Council Tax Band **F**



Contact Seller

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Features  Garage  Garden

Description

Situated in a quiet cul-de-sac in a much sought after residential location in the heart of Banchory town, we offer for sale this beautifully presented **four bedroomed family home** which has been extended to form versatile family living space with an exceptionally high standard of finish. The spacious accommodation comprises of a light and airy entrance porch leading to the reception hall, a generous lounge with feature fire giving access to a superb conservatory and a spacious dining room which in turn leads to the well appointed dining kitchen and utility room. A spacious double bedroom and well appointed shower room completes the ground floor. Upstairs, there are three well proportioned bedrooms, a useful study and a modern family bathroom. The well maintained garden grounds are mainly laid to lawn with the rear garden featuring an elevated paved patio. A loc-bloc drive to the front provides off-road parking and leads to the generous garage with twin up and over doors. Viewing of this stunning family home is highly recommended.

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.

Entrance Porch Entered via a part glazed hardwood door, this bright entrance features windows on three aspects. Wood flooring. Recessed lighting. Fifteen pane door to reception hall.

Reception Hall A good sized hallway provides access to most ground floor accommodation. Fresh neutral décor is complemented by attractive wood flooring. A deep understair cupboard provides storage facilities and houses the electricity meter and fuse box. Recessed lighting. Smoke detector. Telephone point.

Lounge 18'4" x 10'9" [5.60m x 3.30m] approx. An exceptionally light and airy room boasts a full height window with south facing aspect to the front of the property. A particular focal point is the modern inset living flame fire. Double French doors lead to the conservatory. Laminate wood flooring. Recessed lighting. Ceiling coving. Wall mounted TV bracket to remain.

Conservatory 10'11" x 10'9" [3.35m x 3.30m] approx. Providing additional living space, this extremely bright conservatory is glazed on three sides incorporating a part glazed door to the rear garden. Fresh neutral décor is complemented by laminate wood flooring and wall lights. Polycarbonate roof. Wall mounted TV bracket to remain.

Dining Room 10'6" x 9'10" [3.20m x 3.00m] approx. Entered via a fifteen pane door, this good sized dining area overlooks the rear garden and offers space for a range of furnishings. Fifteen pane door to inner hall. Wood flooring.

Inner Hallway The inner hallway benefits from two fitted storage cupboards, one housing the hot water cylinder. Arch to dining kitchen. Wood flooring. Recessed lighting.

Dining Kitchen 12'2" x 10'3" [3.70m x 3.15m] approx. Fitted with a range of wall and base units incorporating glazed display cabinets, ample roll front work surface with matching breakfast bar seating, extensive splashback tiling and 1.5 bowl stainless steel sink. The integrated Neff four ring induction hob with extractor hood, oven/grill, dishwasher and larder fridge will remain. Window to the rear of the property. Wall mounted TV bracket to remain. Recessed lighting. Telephone point. Fifteen pane door to utility room.

Utility Room Fitted with additional wall and base units and work surface incorporating space for free standing washing machine, tumble dryer and freezer. Part glazed uPVC door to the side garden. Recessed lighting.

Bedroom 2 11'10" x 9'7" [3.60m x 2.95m] approx. A spacious double bedroom located to the front of the property features extensive fitted display shelving with storage cupboards beneath. A fitted wardrobe provides shelf and hanging space. Laminate wood flooring. Dimmer switch.

Shower Room Fitted with a white two piece suite with fully tiled shower enclosure housing a Mira shower, splashback tiling behind the wash hand basin and ceramic tiled floor. Opaque window to the rear. Wall cabinet to remain.

Stairs to Upper Floor A carpeted staircase with wooden balustrade and banister leads to the upper floor and remaining accommodation. Hatch to loft space. Recessed lighting. Smoke detector.

Bedroom 1 12'1" x 11'8" [3.70m x 3.60m] approx. A generous double bedroom overlooks the front of the property with open country views beyond. A triple fitted wardrobe with sliding mirrored doors provides ample shelf and hanging facilities. Laminate wood flooring. Recessed lighting. Dimmer switch.

Bedroom 3 9'9" x 8'9" [3.00m x 2.70m] approx. A bright bedroom situated to the front benefits from a fitted wardrobe with shelf and hanging space. Dimmer switch.

Bedroom 4 8'10" x 8'10" [2.70m x 2.70m] approx. at widest A further good sized single bedroom features a double fitted wardrobe with sliding mirrored doors providing shelf and hanging space. Dimmer switch.

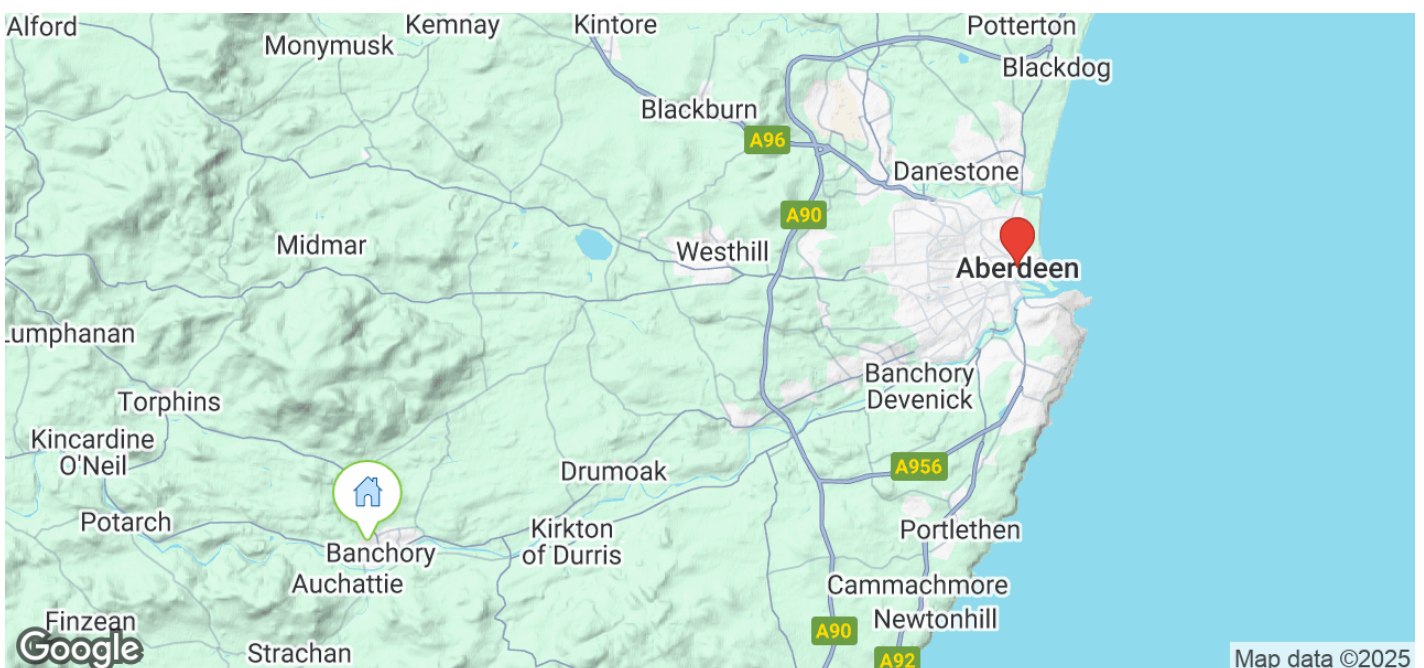
Study/Box Room 5'7" x 4'11" [1.70m x 1.50m] approx. A useful space, located to the rear of the property currently used as a home office. Fitted desk to remain.

Family Bathroom Fitted with a white suite comprising w.c., suspended vanity unit housing a wash hand basin, modern Jacuzzi bath and separate fully aqua lined shower enclosure housing a Mira shower. Tiled to dado height throughout. Laminate tile flooring. Heated towel rail. Opaque window to the rear. Recessed lighting.

Outside The property occupies a generous plot of well maintained garden grounds. A loc-bloc driveway provides off-road parking for two cars and leads to a large garage with twin up and over doors which is equipped with power, light and water tap and also houses the central heating Combi boiler. The front gardens are mainly laid to lawn with decorative borders stocked with established trees, shrubs and seasonal plants. A paved path to the side leads to the fully enclosed rear garden which is screened by high level timber fencing to provide a good degree of privacy. The large garden is again mainly laid to lawn for easy maintenance and features a raised paved patio area and a further paved patio ideal for outdoor entertaining. Greenhouse to remain. External lighting.

Directions From Banchory High Street, travel along Station Road and turn left into Arbeadie Road. Just past the Primary School, turn left into Grant Road and take the first left into the cul-de-sac, number 22 is a short distance ahead on the right hand side.

Notes Gas central heating. Double glazing. EPC=D. To be sold inclusive of all floor coverings, curtains and light fittings along with all integrated white goods.



View this property here

<https://www.aspc.co.uk/search/property/364637/22-Grant-Road/Banchory/>

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