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LAW PRACTICE

13 Woodside Crescent, Banchory AB31 5XN
£165,000 offers over

Property summary

We are delighted to offer for sale this **three bedroom end terraced house** located in a lovely residential area in Banchory. Occupying three levels of accommodation, along with the added comfort of gas central heating and uPVC double glazed windows, this property would provide an ideal starter home. The accommodation on offer comprises of a Lounge and Dining Kitchen on the ground floor, two Double Bedrooms and a Family Bathroom on the first floor, with a further Double Bedroom on the upper floor.

Externally, the front garden has a tarred driveway as well as an area of lock block, providing parking space for a number of vehicles. The large fully enclosed rear garden has an area of decking with a pergola, a patio area, an area laid to lawn and a large garden shed. Both front and rear gardens have mature bushes and plants at the border areas. A Wooden Cabin to the side of the house would make an ideal home office, gym or child's playroom.

Location Banchory is a picturesque town nestled along the River Dee. The town benefits from highly sought after nursery, primary and academy education. Banchory has an exceptional range of shops including several supermarkets, post office, hardware shop, home stores, doctors, dentists and a garden centre. There are various independent coffee shops, restaurants, pubs, hotels in addition to many take away establishments. For anyone who enjoys the outdoors Banchory has an 18 hole and 9-hole golf course, driving range, tennis courts, bowling green and fishing loch all close by. The sports village has a 25m swimming pool and gym. The King George V Park is home to famous Banchory agricultural show, and the well-established play park is suitable for children of all ages. An abundance of river and hill walks take in the breath-taking scenery. Local landmarks include Scolty Hill, Falls of Feugh and Crathes Castle. A bus service runs from Braemar to Aberdeen in addition to a local village bus. Banchory is within an easy commute to Torphins, Dyce, Westhill and the AWPR, with Aberdeen city Centre being a 30 minutes' drive away.

(Other Information)

Included in the price are all carpets, floorings, curtains, blinds, light fitments and white goods as detailed.

From the direction of Aberdeen on the A93, take a right onto Raemoir Road at the first set of traffic lights. Continue up this road and take a left into Woodside Terrace, then a right into Woodside Crescent where No 13 can be found on the right.

Full details

Type: End Of Terrace House

Availability: For Sale

Bedrooms: 3

Bathrooms: 1

Reception Rooms: 1

Parking: Off Road Parking

Outside Space: Front Garden, Rear Garden

Council Tax Band: B

(Ground Floor)

Entrance Hallway: A composite wood effect door with ornate glass panelling opens into the Entrance Hallway. Black gloss tiles with mat well. Strip light. Special laminate wood effect stairs, with wooden handle and balustrades, leading to the Upper Hallway. Radiator. Opaque glass panelled door leads into the Lounge.

Lounge: 4.19m x 3.91m (13'9" x 12'10") approx. Two windows with roller blinds overlooking the front garden. Feature wood burner set in wooden fireplace. Two alcoves with fitted storage. Engineered wood flooring. Two radiators. Recessed spotlights set in wave effect ceiling. Open plan with Dining Kitchen.

Dining Kitchen: 5.69m x 2.74m (18'8" x 9') approx. Kitchen Area – ample contrasting red/cream gloss wall and base units with contrasting worktops and splash back tiles. Round stainless-steel sink with drainer and mixer tap. Integrated oven/grill and microwave and separate four ring gas hob with chimney style extractor fan. Integrated Hotpoint dish washer and Tecknik fridge/freezer. Zanussi tumble dryer to remain. Plumbed for washing machine. Window with roller blind overlooking the rear garden. Ceramic tiles flooring. Designer radiator. Recessed spotlights with a central light fitment over the breakfast bar. A composite door with ornate glass panelling leads out to the side of the house and a path leading to the front and rear gardens. Dining Area – Engineered wood flooring. Black wall heater. Window with roller blind overlooking the rear garden.

(First Floor)

Upper Hallway: Laminate wood effect flooring. Double radiator. Two central light fitments. Wooden doors leading to first floor rooms.

Double Bedroom Two: 3.61m x 3.51m (11'10" x 11'6") approx. Window with vertical blinds overlooking the rear garden. Fitted carpet. Single radiator. Recessed spotlights.

Double Bedroom Three: 3.25m x 3.23m (10'8" x 10'7") approx. Two windows with roller blinds overlooking the front garden. Fitted wall to wall wardrobes, with hanging rails and shelving, and sliding doors. Fitted carpet. Single radiator. Central light fitment.

Family Bathroom: White three-piece suite with WC and ceramic wash hand basin set in vanity unit. Corner jacuzzi bath with wall mounted shower and shower curtain. Opaque window. Storage unit. Ceramic tiled flooring. Ceramic wall tiles to ceiling height. Recessed spotlights set in cream panelled ceiling. Medicine cabinet. Usual fitments to remain.

(Second Floor)

Type: End Of Terrace House

Availability: For Sale

Bedrooms: 3

Bathrooms: 1

Reception Rooms: 1

Parking: Off Road Parking

Outside Space: Front Garden, Rear Garden

Council Tax Band: B

Hallway: A further wooden staircase leads up to the second floor. A small Hallway leads to Double Bedroom One. Large cupboard housing the Ideal combi boiler. Vinyl wood effect flooring. Central light fitment. Wooden door leading to Double Bedroom One.

Double Bedroom One: 4.19m x 4.09m (13'9" x 13'5") at widest approx. Velux window with blind. Fitted carpet. Double radiator. Central light fitment.

(Outside)

Wooden Cabin: With underfloor heating, power, interior and outside lights. Would make an ideal home office, gym or child's playroom.

Externally, the front garden has a tarred driveway as well as an area of lock block, providing parking space for a number of vehicles. The large fully enclosed rear garden has an area of decking with a pergola, a patio area, an area laid to lawn and a large garden shed. Both front and rear gardens have mature bushes and plants at the border areas. Note – there is a shared access path to the rear of the house. A children's play park is situated to the front of the property.

Type: End Of Terrace House

Availability: For Sale

Bedrooms: 3

Bathrooms: 1

Reception Rooms: 1

Parking: Off Road Parking

Outside Space: Front Garden, Rear Garden

Council Tax Band: B









Why choose Grant Smith Law Practice

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