



34 Woodside Road

Banchory, Aberdeenshire AB31 5XD



mackinnons
solicitors



Enter the property via the front door into a bright and inviting hallway which houses the staircase to the upper floor and gives access to a utility room with WC, the lounge and the kitchen. There is a handy understair cupboard and space for hallway storage.

On semi open plan with the kitchen, the lounge is a dual aspect room with windows to the front and rear. Featuring vertical aluminium radiators, stylish modern lighting and an electric fire set in a brick and tile surround with tiled hearth, the lounge offers ample space for a table and chairs as well as other items of free-standing furniture and storage.

The light flooded, recently fitted kitchen with veneer shaker fronts and solid wood worktop, is a well appointed room with integrated high-spec appliances. These comprise an electric induction hob with extractor fan above and pyrolytic oven below, all Miele, and an integrated Bosch microwave and Siemens dishwasher. There is a large free-standing fridge freezer which is to remain and is included in the sale price. From the kitchen, a floor to ceiling sliding door allows access to the fully enclosed rear garden. Another door off the kitchen leads back out to the entrance hallway.

Completing the ground floor is a combined utility room and cloakroom comprising WC, sink, work surface with storage below and space for a free-standing washer dryer. The room benefits from a window, extractor fan and ceiling mounted clothes drying pulley rack and a radiator. The central heating boiler is located within the utility room.

We are pleased to bring to the market this three bedroom, mid-terraced, two storey property in the sought after town of Banchory on Royal Deeside.

Presented to the market in neutral tones, the sellers have carried out extensive alterations including a new kitchen and shower room, thus allowing a purchaser to move in with minimum inconvenience.

Externally, the property is further enhanced by a sizeable, fully enclosed rear garden and a low maintenance garden to the front.





A carpeted staircase ascends to the upper floor where there are three bedrooms and a shower room. A hatch in the upper hallway gives access to the partially floored attic, which is served with power and light and which, subject to the necessary consents being obtained, may be suitable for conversion. Bedrooms one and two are double rooms and bedroom three a generous single. All three bedrooms have space for free-standing storage and furniture whilst bedroom one has double fitted wardrobes with sliding mirror doors.

Completing the top floor is the shower room comprising a new shower cubicle with rain shower head, WC and wash hand basin set in a vanity unit incorporating storage below, heated towel radiator, window, extractor fan, wall mounted mirror and a charging point.



Conveniently located for ease of access to schools, public transport and many other amenities, 34 Woodside Road enjoys a pleasant location, set back from the main road.

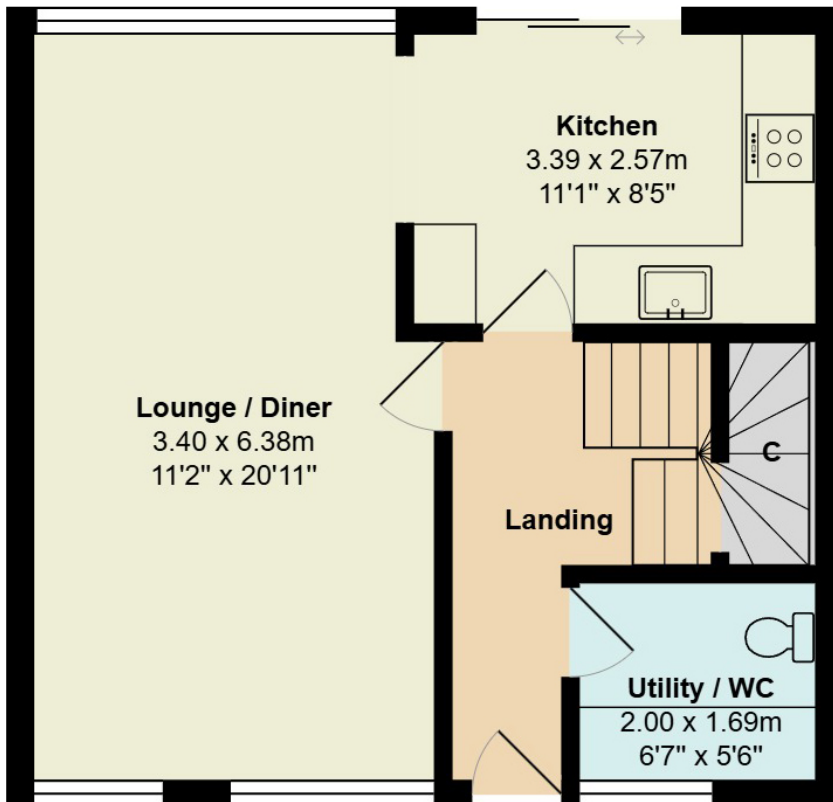
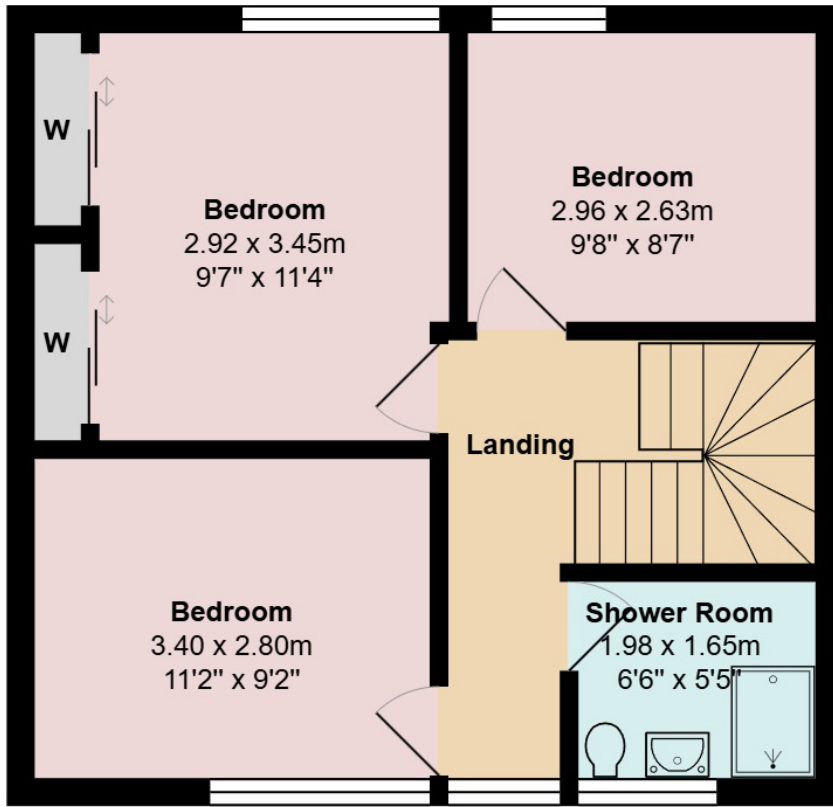
The home offers flowing and well proportioned accommodation suitable for a variety of prospective purchasers, including young families and first time buyers.

Early viewing is recommended to avoid disappointment.



- Gas Central Heating
- Double Glazing

- Fully Enclosed Rear Garden
- Convenient Location



These particulars are intended to give a fair representation of the property and whilst every care has been taken in their compilation they are not guaranteed and do not form part of any contract. Areas, measurements and distances are given only as a guide and any plans are for identification only and are not to scale.

Terms

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