



Mountview Banchory Devenick | Aberdeen | AB12 5XS

BEAUTIFULLY PRESENTED FIVE BEDROOM DETACHED DWELLINGHOUSE

Offers Over £498,850

We are delighted to offer for sale this five bedroom detached dwellinghouse which is set in a quiet rural location enjoying stunning open views across the surrounding countryside and towards the River Dee. The property is presented in fresh neutral decor throughout having a contemporary feel with extensive use of downlighters and benefiting from oil fired central heating and full double glazing. A porch to the front is the entrance to the property leading through to a large reception hall which would be perfect for study purposes, if required. To the rear is a bright well appointed kitchen/dining room on open plan with the kitchen featuring a superb range of modern units incorporating built-in, free standing and integral appliances, this is on open plan to the dining room, with both areas enjoying solid oak flooring, windows to rear and door giving access to garden. On semi open plan to this is the family room which has the continuation of the solid oak flooring and patio doors again giving direct access out to the garden. Also there is a utility room which leads to the double integral garage and a cloakroom. From the main hall you gain access to two versatile bedrooms and the main bathroom which has a separate shower cubicle. The upper floor features the lounge which has large patio doors giving access to a balcony where you can enjoy the stunning views of the surrounding countryside and the River Dee beyond. There is a master bedroom with large walk-in wardrobe and en suite shower room and two further spacious double bedrooms. To complete this floor is the principal bathroom which has a shower located over the bath.

The property is set within garden grounds with a lock block patio to the front finished with granite wall. A drive to the side provides parking for several cars and gives access to the double integral garage.

ACCOMMODATION

Ground Floor

Porch

Reception Hall/Study

Kitchen/Dining Room

30' x 10' (9.15m x 3.05m) approx.

Family Room

20'3" x 10'7" (6.17m x 3.23m) approx.

Utility Room

12'8" x 6'9" (3.86m x 2.06m) approx.

Bedroom

12'3" x 11'9" (3.73m x 3.58m) approx.

Bedroom

10'1" x 9'3" (3.07m x 2.82m) approx.

Bathroom

First Floor

Hall

Lounge

30' x 20' (9.15m x 6.1m) approx.

Master Bedroom

16'10" x 15' (5.13m x 4.57m) approx.

En Suite Shower Room

Bedroom

21' x 11'1" (6.4m x 3.38m) approx.

Bedroom

17'1" x 12'9" (5.21m x 3.89m) approx.

Bathroom

To be included in the sale price are all fitted floorcoverings, curtains, blinds and kitchen white goods.

EPC Band C



Porch



Reception Hall/Study



Kitchen/Dining Room



Kitchen/Dining Room Alternative View



Family Room



Utility Room



Lounge



Master Bedroom



Bathroom



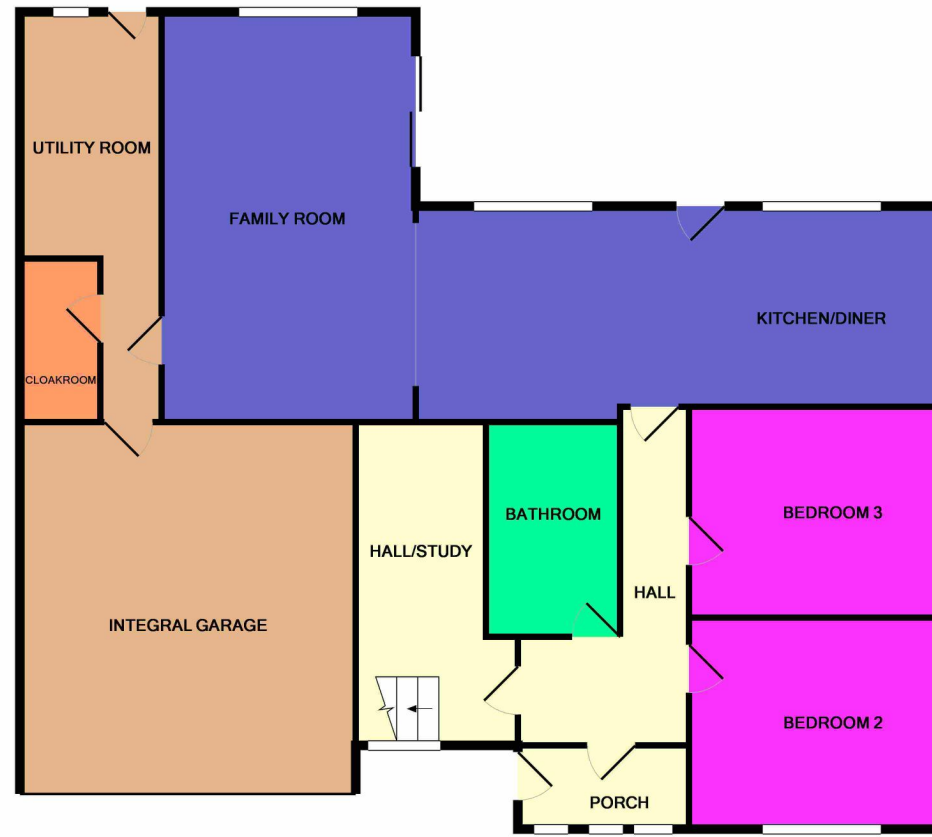
Front of Property



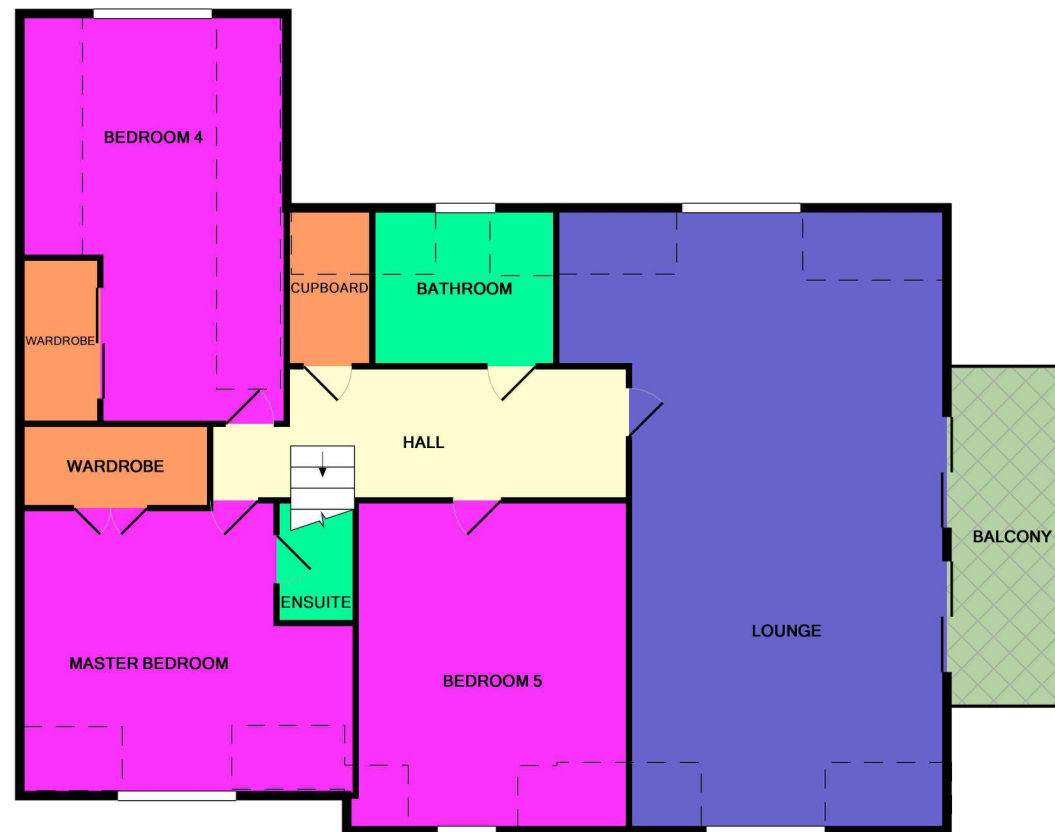
Rear of Property



View from Property



GROUND FLOOR



1ST FLOOR

Floor Plans

Viewing By Appointment Telephone 07967 639121 or By Arrangement with Ledingham Chalmers on 01224 632500

Property location



Directions

Travelling from the city centre proceed along Holburn Street to the Bridge of Dee roundabout. Exit to the left over the Bridge of Dee and at the next roundabout continue to your right onto Leggart Terrace and thereafter the South Deeside Road. Continue approximately two miles along and just after the church take the signpost marked Banchory Devenick on the left and Mountview is the first property on the right hand side.

Location

Banchory Devenick is a beautiful rural location situated only two miles from the Bridge of Dee which provides an extensive range of retail units including two large supermarkets. The Bridge of Dee also links you to the main Aberdeen ring road north and the A90 south. This is also a very convenient location for those working in the office and industrial complexes that are situated at Altens and Tullos.

Ledingham Chalmers
Johnstone House, 52-54 Rose Street
Aberdeen AB10 1HA
Tel: 01224 632500 • Fax: 01224 408444
Email: property@ledinghamchalmers.com
Web: www.ledinghamchalmers.com

Whilst every effort has been made to ensure the accuracy of the information contained in this Schedule, including the floor plan (if applicable) please note that all measurements have been taken with a sonic tape measure and as a result are only close approximations; the measurement of doors, rooms and windows and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. Any plans are for illustrative purposes only and should be used as such by prospective purchasers.