



Swallow Corner

Banchory Devenick, Aberdeen, AB12 5YD

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Virtual Furnishing



Dining kitchen

Virtual Furnishing



Dining room

Swallow Corner

Banchory Devenick, Aberdeen, AB12 5YD

Detached five bedroom dwellinghouse with beautiful views within extensive garden grounds

- Quiet idyllic position with easily access to the city
- Well-maintained mature garden
- Very recently upgraded to the highest standard
- Generously proportioned, newly fitted dining kitchen
- Family room with glass feature wall
- Lock block driveway with parking for up to 5 vehicles



Five beds.



Four bathrooms.



Three public rooms.

Detached five bedroom dwellinghouse with beautiful views within extensive garden grounds

Set within stunning maintained garden grounds and ideally located to enjoy full panoramic views of the surrounding countryside, we are delighted to present for sale the beautiful 'Swallow Corner'.

This detached family home features five bedrooms, four public rooms and a large detached garage.

The property has been presented with extensive redecoration throughout enjoying a contemporary feel with light colour tones and co-ordinating quality flooring.

The accommodation is adaptable to any growing family and rooms are well proportioned with superb original features such as the grand entrance hallway and working fireplace.

Upon entering, there is a spacious and welcoming vestibule which offers a large storage/cloak cupboard. The light and generously proportioned hall reveals the full impact of the impressive family room glass feature wall. This room is further enhanced by three full length windows overlooking the front of the property.

The exceptionally spacious lounge has a working fireplace with an attractive cream marble fireplace and wood surround.

There are four full length windows overlooking the rear of the property, a large bay window to the side and two full length windows looking onto the front of the property flooding this delightful room with natural light.



Reading area



Garage



Garden



View

The extensive kitchen offers ample room for dining furniture and is extremely bright due to the three quarter length windows. The Nobila kitchen base and wall units are brand new, light grey in colour and tastefully complimented by a grey work top, enjoying brand new appliances.

From the kitchen is the utility room which has Nobila base units, single bowl sink with the space for a free standing washing machine and tumbler dryer.

The downstairs accommodation is completed by the WC which has been newly renovated, a generously proportioned double bedroom with double mirrored wardrobes, en suite shower room and dressing area, a study/second lounge and a large storage cupboard.

All bathrooms, shower rooms and WC have been recently modified and enjoy brand new sanitary ware, tiling and laminate floor as does the kitchen/utility.

Travelling up the carpeted staircase, the spacious mezzanine landing is flooded with light through three sizeable skylight windows. Continuing up to the landing are four further double bedrooms and a reading area with large bay window. The master bedroom boasts four double mirrored wardrobes and en suite with a 'p' shaped bath, mains shower, bidet, WC and toilet.

The neutrally decorated family bathroom is elegantly presented with WC, 'P' shaped bath, sink and mains shower over the bath.

The upstairs accommodation is further enhanced by the fourth bedroom having 2 generous fitted wardrobes and a beautifully presented en suite with shower cubicle, WC and sink.

Outside are beautifully landscaped gardens dry stone wall and fencing around the boundary. There is a detached double garage with two up and over doors and a side access door.

Accommodation and plans

Lounge	22'8" x 17'4"	6.91m x 5.28m
Dining area	16'10" x 12'2"	5.13m x 3.71m
Kitchen	16'10" x 10'9"	5.13m x 3.28m
Utility	14'1" x 6'5"	4.29m x 1.96m
Family room	16'11" x 13'10"	5.16m x 4.22m
Bedroom three	15'6" x 15'4"	4.73m x 4.67m
Bedroom two	16'6" x 13'9"	5.03m x 4.19m
Master bedroom	21'2" x 18'6"	6.45m x 5.64m
Bedroom four	16'3" x 15'4"	4.95m x 4.67m
Bedroom five	20'7" x 11'4"	6.28m x 3.46m
Study/lounge	17'9" x 11'11"	5.41m x 3.63m

Swallow Corner



Ground Floor



1st Floor

Directions

The easiest way is to take the B9077 (S Deeside Road) from the Bridge of Dee. At the end of Leggart Terrace (450 yards) there is a road uphill to the left, signposted to Banchory-Devenick School. Pass the Primary School on the right hand side. At the crossroads go straight ahead and the property is the first house on the right.

Location

Banchory Devenick is a lovely residential suburb which lies to the South West of Aberdeen providing the residents with the advantages of rural life but the conveniences of the city on the doorstep. Some five minutes drive from Aberdeen's Bridge of Dee, the village of Banchory Devenick enjoys fantastic scenery, woodland walks and a first-rate primary school. Easy access is afforded to those commuting to Aberdeen, Portlethen or the business and industrial estates at Tullos and Altens.

Arrange a viewing

Viewing by appointment telephone 07920562036 or
01224861780 or by arrangement with Ledingham Chalmers on
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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 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.