



10 The Courtyard | Inchmarlo | AB31 4AZ

Two Bedroom Terraced Retirement Bungalow with Garage

Offers Over £185,000

Set within the prestigious Inchmarlo Retirement Village, we are delighted to offer for sale this well proportioned two bedroom terraced bungalow for those aged 55 and over. The property offers an excellent level of accommodation across one floor with generous room proportions and superb storage.

The home is entered into the vestibule, continuing into the hallway which gives way to all accommodation. The front facing lounge is beautifully bright having a floor-to-ceiling window looking out onto the immaculate gardens. From here, French doors open into the dining kitchen, a well proportioned room which is fitted with a range of wall, base and drawer units, overlaid with roll front work surfaces and incorporating various integrated and free-standing appliances.

The master bedroom is a particularly generous room featuring a built-in double wardrobe and being further enhanced with an en suite shower room. The second double bedroom is also of good size with a double wardrobe as well as ample space for free-standing furniture.

Completing the home, the extensively tiled bathroom is fitted with a three piece white suite comprising W.C., wash hand basin and bath.

A driveway to the front of the home offers convenient off-street parking and leads up to the integral single garage with electric door.

The development is exceptionally well maintained with beautifully pruned gardens featuring mature trees, shrubs and bushes with large lawns and seating areas throughout.

Monthly service charges are applicable and cover the maintenance of communal areas and grounds. Auxiliary care is also available as an optional extra, with costs depending on the level of care required.

## ACCOMMODATION

### Lounge

18'5" x 14'2" (5.61m x 4.32m) approx.

### Dining Kitchen

14'8" x 9'8" (4.47m x 2.95m) approx.

### Master Bedroom

13'10" x 11'0" (4.22m x 3.35m) approx.

### En Suite

7'6" x 4'9" (2.29m x 1.45m) approx.

### Bedroom 2

15'5" x 13'6" (4.7m x 4.12m) approx.

### Bathroom

8'4" x 6'8" (2.54m x 2.03m) approx.

To be included in the sale price are all fitted floor coverings, light fittings and shades together with most curtains. All white goods (with the exception of the freezer) and the mirror in the lounge will also remain.

## Gas Central Heating

## Double Glazing

## EPC Band D



**Hallway**



**Lounge**



**Lounge**



**Dining Kitchen**



**Dining Kitchen**



**Master Bedroom**



**Master Bedroom**



**En Suite**



**Bedroom 2**



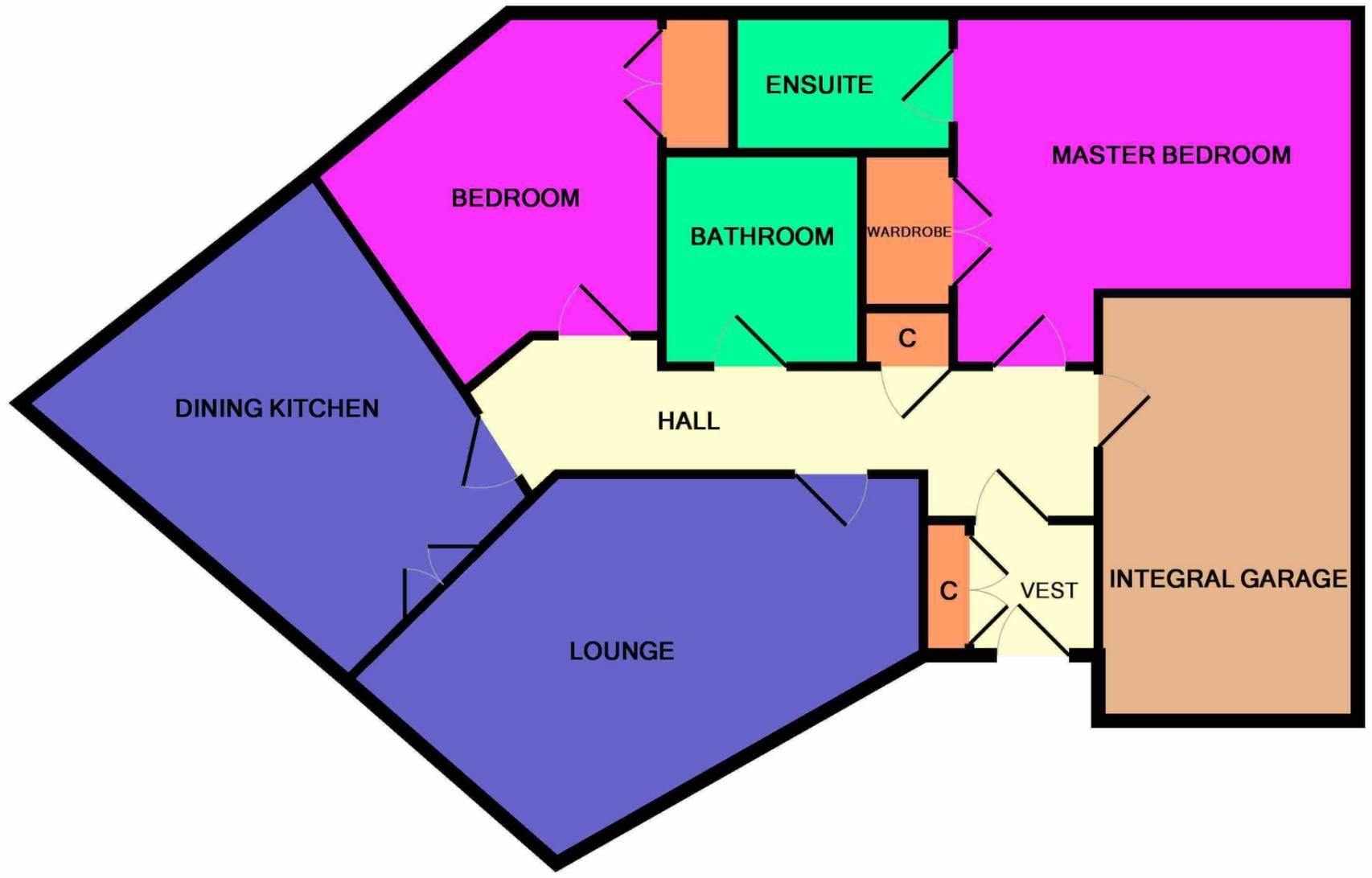
**Bathroom**



**Communal Gardens**



**Communal Gardens**



Floorplan

Viewing By Appointment Telephone 07831 379730 or By Arrangement with Ledingham Chalmers on 01224 632500

## Property location



## Directions

Travelling from Aberdeen on North Deeside Road proceed to the town of Banchory. Continue through Banchory for approximately one mile on the A93 and turn left into the Inchmarlo Estate. Continue ahead and follow the signs for 'The Courtyard'.

## Location

The property is situated to the outskirts of Banchory, which has an excellent range of shops, hotels and restaurants. There are also good community facilities including a sports centre, swimming pool and Banchory has two excellent golf courses and an additional driving range. The area is surrounded by beautiful walks and leisure pursuits such as fishing and riding. Aberdeen is situated approximately 17 miles from Banchory and is accessed via three excellent roads.

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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 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.