



Fasgadh Dungeith Avenue | Banchory | AB31 5UA

Attractive Five Bedroom Detached Family Home

Offers Over £615,000

Situated on a quiet residential street, close to the heart of Banchory, we offer for sale this impressive five bedroom detached family home. The property offers an excellent level of accommodation across two floors, creating a spacious family home complete with extensive outdoor space.

The property is entered into the vestibule then hallway, laid with Amtico flooring and underfloor heating which continues throughout the property.

The generous lounge takes full advantage of the elevated position, with tall windows allowing the roof top and rolling Deeside views to be enjoyed.

The hub of the home is sure to be the open-plan area combining the kitchen, dining area and family room, again with a most pleasant aspect to the front of the home, highlighted with glazed French doors. The contemporary kitchen offers a wide range of wall, base, drawer and full height units, incorporating various integrated appliances including an induction hob, double oven and dishwasher. The quality finishing touches include the inset sink, under-unit lighting and the contrasting splash-back. The central dining area is ideal for family dining and there is also space to relax at the far end of the room with French doors giving access onto the patio in the front garden.

The convenient utility room provides a useful hideaway for laundry appliances and also gives access to the integral garage.

Completing the ground floor, the versatile fifth bedroom would lend itself to a variety of purposes and the modern shower room is finished with contemporary tiling and a white suite.

Ascending to the first floor, the spacious landing boasts a double doored cupboard as well as a further large airing cupboard, also affording ample space for a study area.

The master bedroom with it's dormer window and Juliet balcony enjoys the stunning front facing views, further enhanced by a walk-in wardrobe and luxurious fully tiled en suite shower room.

There are three further double bedrooms on this floor, each of which offers ample space for a range of free-standing furniture, with two of the bedrooms also benefiting from from built in double wardrobes with mirrored sliding doors.

The home is completed by the family bathroom which is extensively tiled and fitted with a white suite comprising W.C., wash hand basin fitted into vanity unit, bath and large shower compartment complete with mains shower.

Outside, the generous plot is accessed onto the gated driveway which provides parking for several vehicles and leads up to the large single garage with up and over door. A second timber garage is fully insulated and a useful addition, with potential to be used as a work shop or store. The gardens themselves lie to both the front and back of the home. The elevated position makes for a private front garden which is fully enclosed and laid with a combination of lawn and patio. The enclosed rear garden is ideal for children and pets to play being mainly laid to lawn with a sunken trampoline and a patio area.

ACCOMMODATION

Ground Floor

Vestibule

8'2" x 7'2" (2.49m x 2.18m) approx.

Lounge

18'8" x 13'9" (5.69m x 4.19m) approx.

Dining Kitchen / Family Room

26'10" x 13'9" (8.18m x 4.19m) approx.

Bedroom 5 / Playroom

13'9" x 10'1" (4.19m x 3.07m) approx.

Shower Room

7'7" x 6'8" (2.31m x 2.03m) approx.

Utility Room

12'3" x 6'8" (3.73m x 2.03m) approx.

First Floor

Master Bedroom

15'5" x 13'8" (4.7m x 4.17m) approx.

En Suite

9'1" x 6'4" (2.77m x 1.93m) approx.

Bedroom

15'4" x 14'0" (4.67m x 4.27m) approx.

Bedroom

14'5" x 13'9" (4.4m x 4.19m) approx.

Bedroom

14'0" x 13'8" (4.27m x 4.17m) approx.

Bathroom

10'0" x 9'6" (3.05m x 2.9m) approx.

To be included in the sale price are all fitted floor coverings, curtains, blinds, light fittings and shades together with the integrated white goods.

Gas Central Heating

Double Glazing

EPC Band - B



Hallway



Lounge



Lounge



Kitchen / Dining / Family Room



Kitchen / Dining / Family Room



Kitchen / Dining / Family Room



Kitchen / Dining / Family Room



Bedroom 5 / Playroom



Shower Room



Utility Room



Master Bedroom



En Suite



Bedroom



Bedroom



Bedroom



Bathroom



Garden



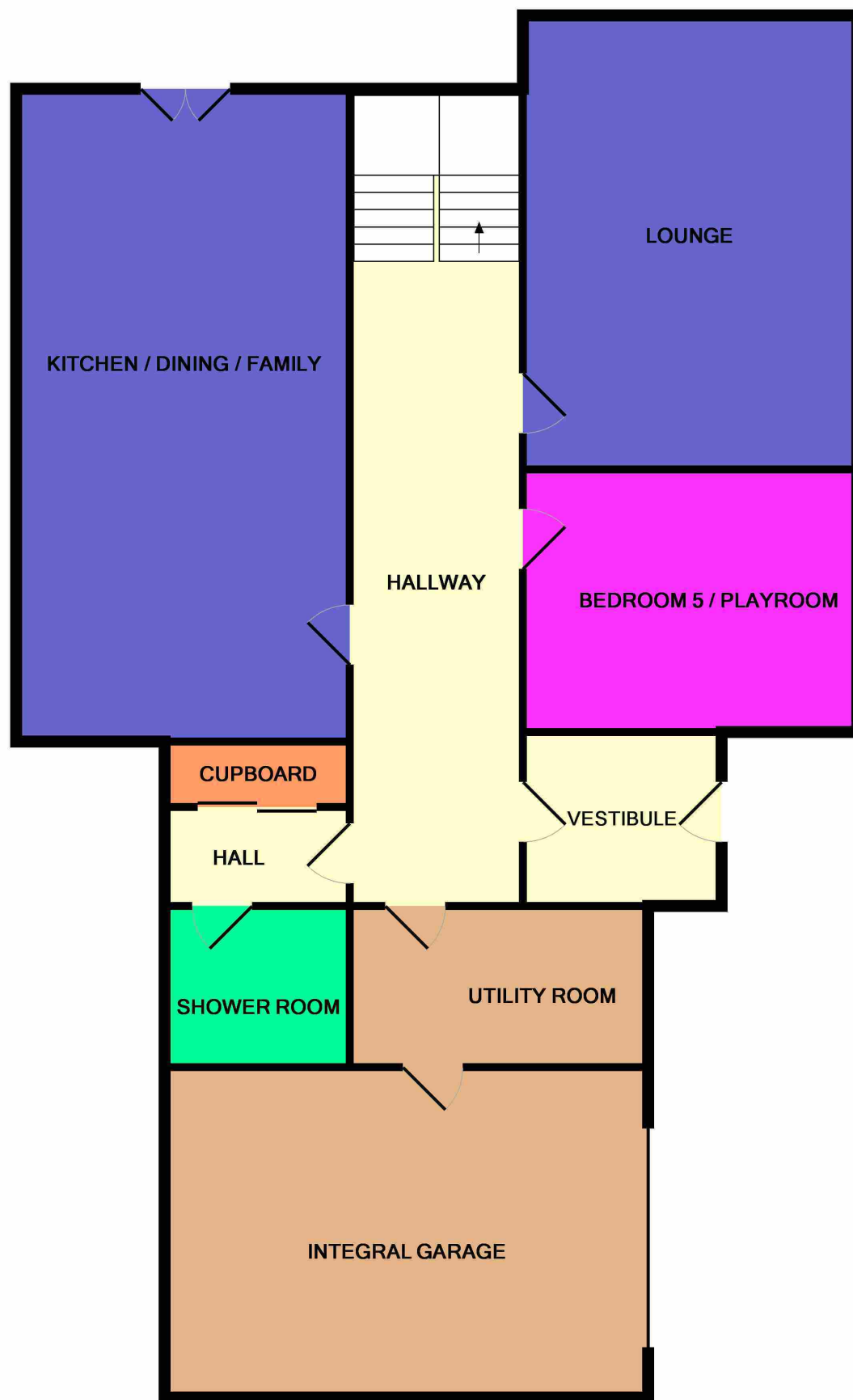
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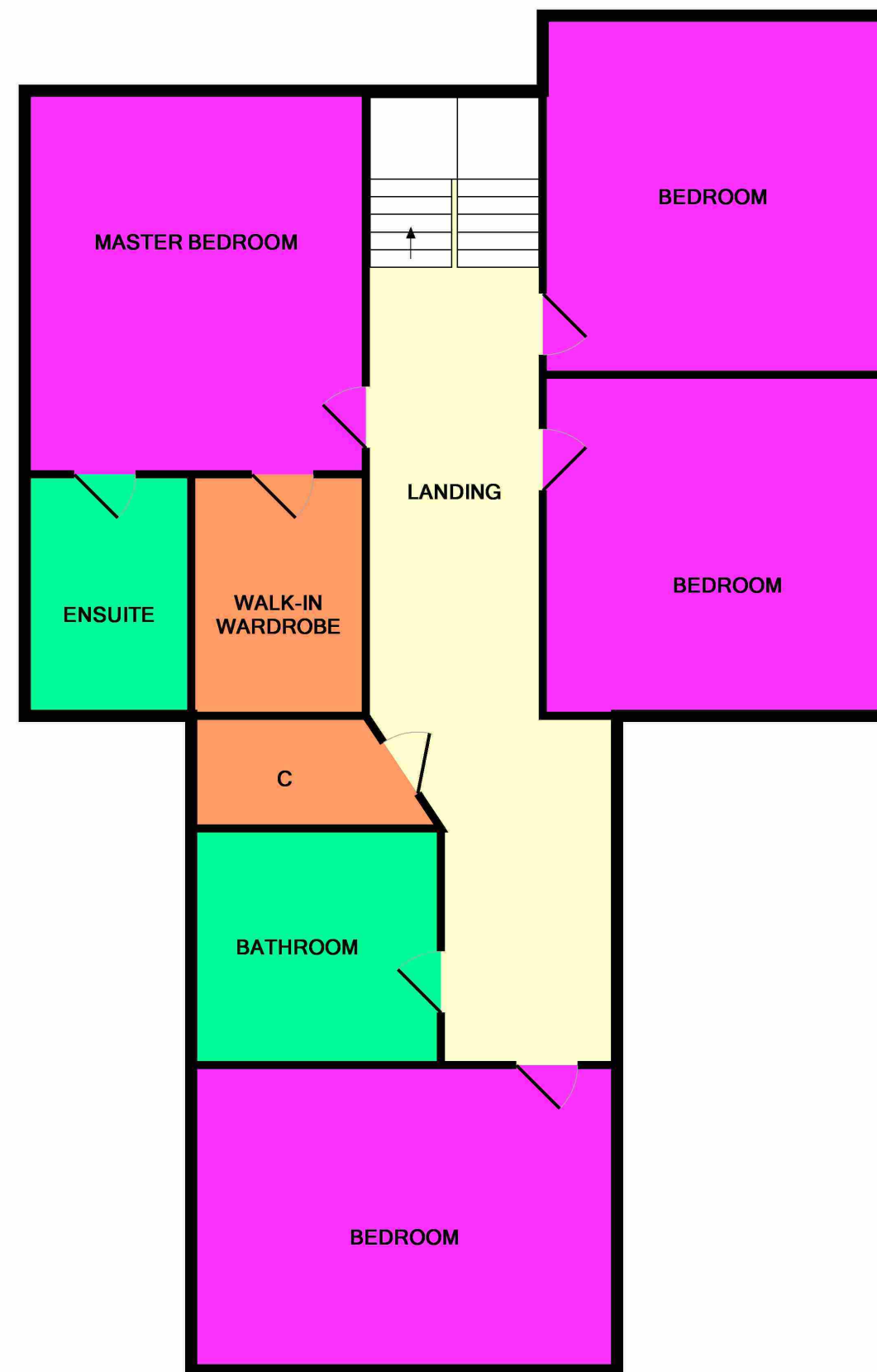
Garden



Views



GROUND FLOOR



1ST FLOOR

Floorplan

Viewing By Appointment Telephone 07843 306225 or By Arrangement with Ledingham Chalmers on 01224 632500

Property location



Directions

From Banchory High Street, turn right onto Mount Street and take the first turning on the left onto Dungeith Avenue. Fasgadh is the second property on the right hand side.

Location

Banchory is a delightful town located on Royal Deeside, only seventeen miles from Aberdeen city and accessed via three good roads. The town itself has an excellent range of local shops, hotels and restaurants, there is also good primary and secondary schooling which is within easy walking distance. Leisure facilities are catered for by a sports centre and swimming pool, while outdoor pursuits including fishing and horse riding are located nearby. Banchory also features an 18 hole golf course, one nine hole course and a driving range.

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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.