



8b High Street | Banchory | AB31 5RP

Executive Two Bedroom Apartment in Envidable Location

Offers Over £280,000

Not often does a property such as this come to the market and we are delighted to offer for sale this immaculately presented, executive ground floor apartment, set in a secluded location, yet within walking distance of all amenities in the beautiful town of Banchory.

The property has been maintained in excellent decorative order throughout, with Amtico flooring and Oak doors, under floor heating and an energy saving Heat Exchange system, offering the discerning buyer the opportunity to move in with the minimum of inconvenience. The communal areas are well maintained and have lift and stair access to the upper levels. The flat itself is entered into a spacious reception hallway with Amtico flooring, deep storage cupboard housing the heating system unit, access to bedroom accommodation and double glazed French doors to the lounge/dining room/kitchen. The lounge area is well proportioned and has ample space for a full range of lounge and dining room furniture, double patio doors lead out to the rear garden area, allowing an abundance of natural light to enter the room; the lounge/dining room is on open plan with the kitchen which is fitted with an excellent range of quality base and wall units in white high gloss finish with stainless steel handles, contrasting woodgrain worktop with matching upstands, breakfast bar area for informal dining, integrated Neff double oven, induction hob with contemporary cooker hood above, fridge and freezer, washing machine/tumble dryer and dishwasher, all covered by an insurance protection scheme, pantry cupboards, under unit lighting, concealed Worcester central heating boiler, window to the rear.

The master bedroom is a delightful, restful room with triple wardrobes with mirror doors offering excellent shelf and hanging space, double picture windows to the front, located off the master bedroom is the en suite shower room, tiled to dado height and fitted with three piece suite comprising concealed w.c., w.h.b. set in high gloss wood grain bathroom furniture, double width shower cubicle with thermostatic shower, illuminated mirror, bathroom cabinet, heated towel rail and window to the side.

The guest bedroom is again of excellent proportions and has a double wardrobe with sliding doors and once more has double picture windows overlooking the front. Completing the accommodation is the bathroom fitted with a range of contemporary bathroom furniture including w.c., wash hand basin set in vanity unit, bath with central taps and tiling around, illuminated mirror, heated towel rail and mirror wall cabinet.

Outside, the property is set on well maintained grounds with the benefit of a private parking space and visitor parking. To the rear the garden area is secluded and private and has an exclusive patio area.

There is a formal factoring arrangement in place for the upkeep of the communal areas of which the property forms part.

## ACCOMMODATION

### Reception Hallway

10'1" x 8'7" (3.07m x 2.62m) approx.

### Lounge/Dining Room/Kitchen on open plan

24'0" x 17'2" (7.32m x 5.23m) approx.

### Master Bedroom

15'3" x 9'9" (4.65m x 2.97m) approx.

### En Suite

9'7" x 4'6" (2.92m x 1.37m) approx.

### Guest Bedroom

10'10" x 9'6" (3.3m x 2.9m) approx.

### Bathroom

7'4" x 5'6" (2.24m x 1.68m) approx.

### Heat Exchange System

### Under Floor Heating

### Double Glazing

### EPC Band C

The quality floor coverings, curtains, blinds, light fitment and the kitchen appliances are all included in the price and will remain.



**Reception Hallway**



**Lounge/Dining Room**



**Lounge/Dining Room**



**Lounge/Dining Room**



**Kitchen**



**Kitchen**



**Kitchen**



**Master Bedroom**



**Master Bedroom**



**En Suite**



**Guest Bedroom**



**Bathroom**



**Patio Area**



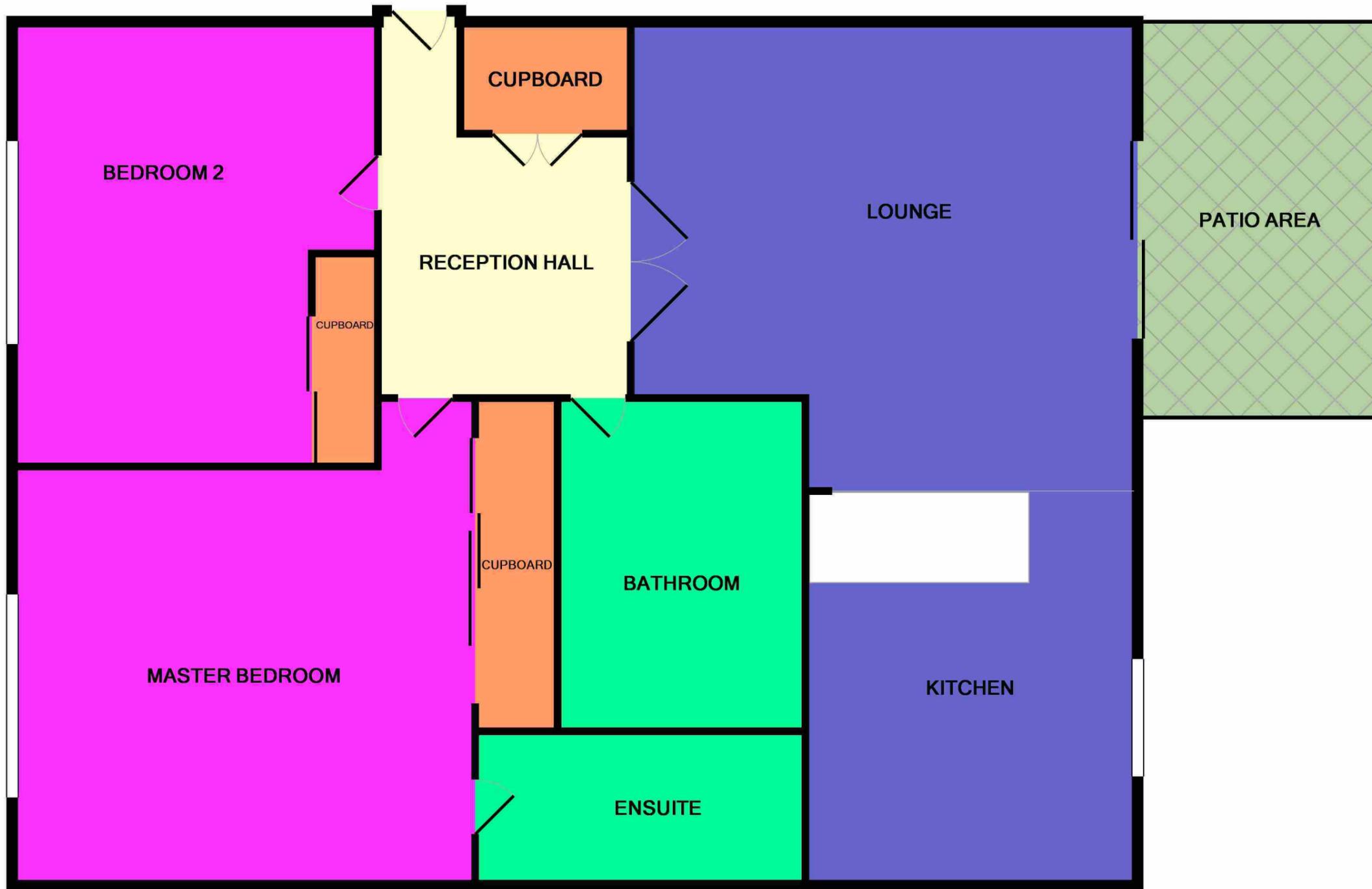
**Patio Area**



**Rear View**



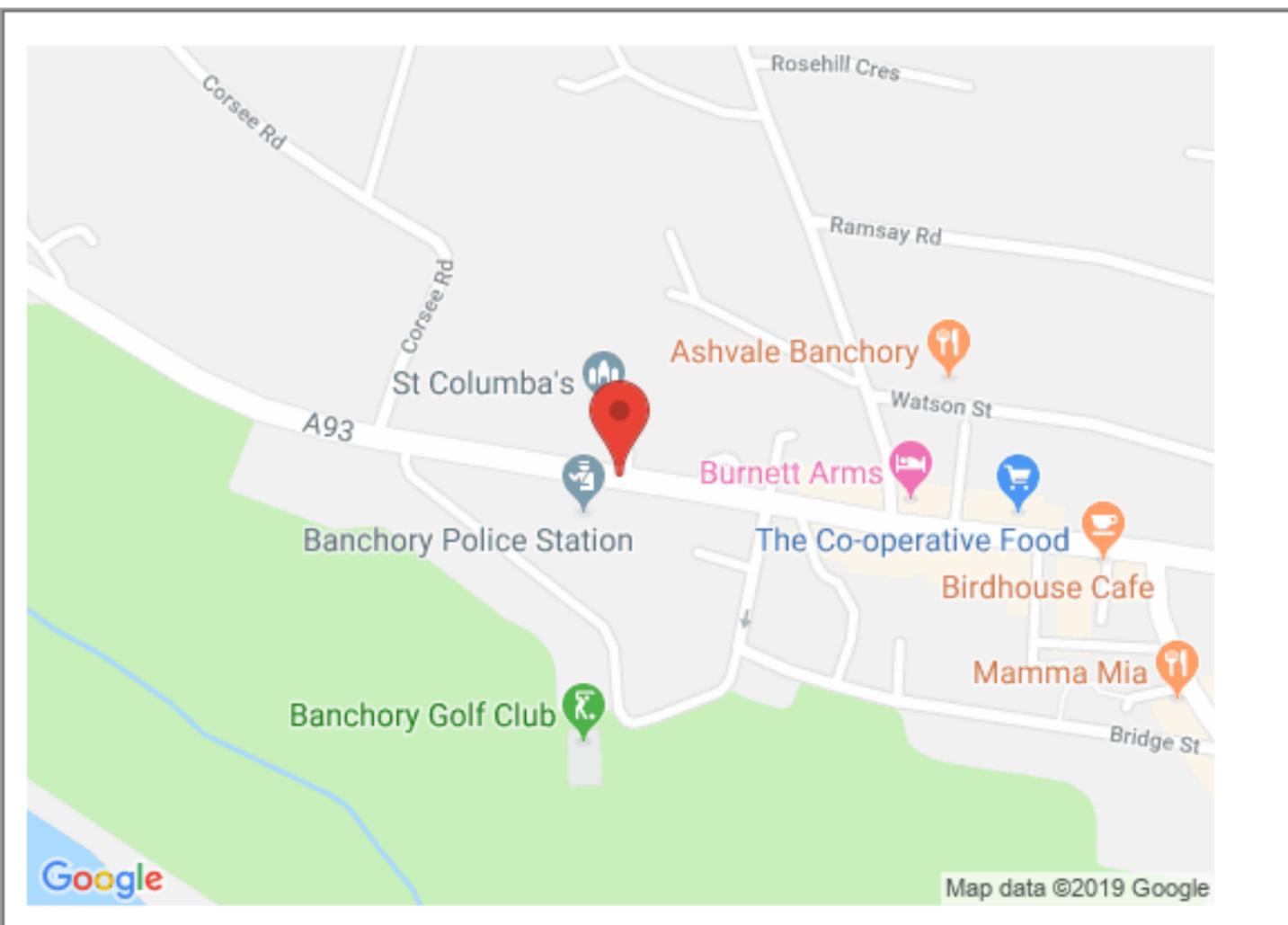
**Car Park**



**Floor Plan**

Viewing By Appointment Telephone 01330 825461 or By Arrangement with Ledingham Chalmers on 01224 632500

## Property location



### Directions

On entering Banchory from Aberdeen on the A93 continue straight ahead along the High Street turning left just before the Police Station. The property is located straight ahead and is clearly identified by our For Sale sign.

### Location

Banchory is a pleasant town in the heart of Royal Deeside and rises elegantly from the Banks of the River Dee. It has a wide range of local amenities, including a variety of shops, banks, restaurants, garden centre, hotels, library, health centre and dentists. There is a golf course and also a driving range at Inchmarlo and places of historical interest. The area is rich in outdoor pursuits with ample opportunity to enjoy walking and cycling along the Deeside Way, canoeing and fishing in the sparkling waters of the River Dee and many more sporting activities. There are two highly regarded primary schools and renowned academy. Aberdeen is within easy commuting distance, some 18 miles, with a choice of travel by three main routes.

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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.