



Fasgadh Dungeith Avenue
Banchory, Aberdeenshire, AB31 5UA

ledingham
chalmers
estate agency



Lounge



Kitchen/Dining/Family Area



Kitchen/Dining/Family Area

**Fasgadh Dungeith Avenue
Banchory, Aberdeenshire, AB31 5UA**

**Attractive five bedroom detached family
home**

- Elevated position offering stunning views of Deeside
- Open-plan kitchen/dining room/family room
- Contemporary kitchen with French doors to rear garden
- Master bedroom with en-suite and Juliet balcony
- Four further bedrooms
- Gated driveway and single garage



Five beds.



Three bathrooms.



Two public rooms.

Attractive five bedroom detached family home

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, giving access to the integral garage.



Bedroom



Garden



Views

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 its 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 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.

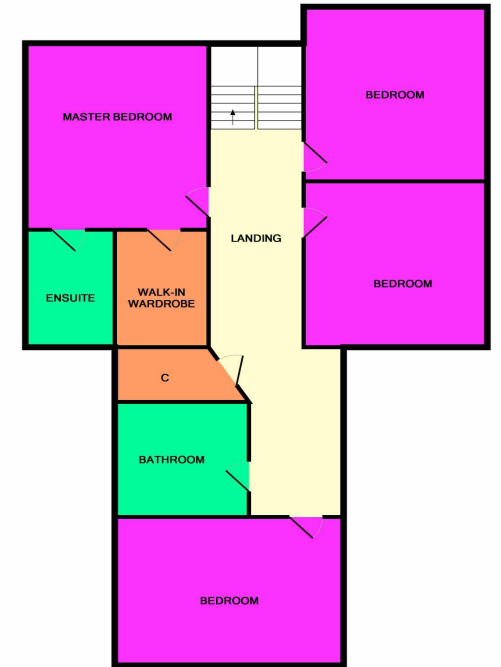
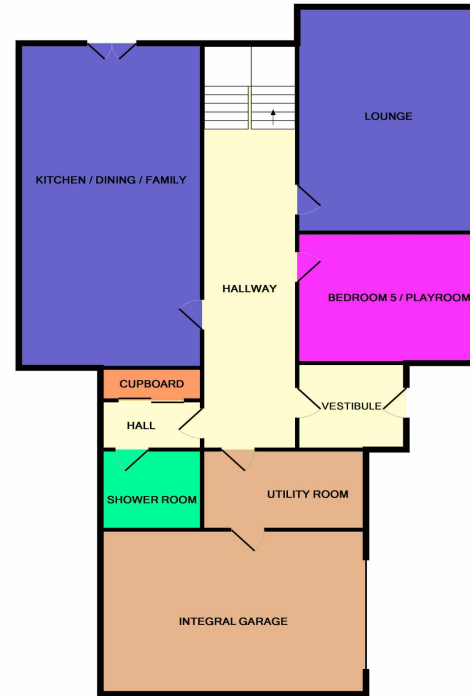
Outside, the generous plot is accessed onto the gated driveway which provides parking for several vehicles and leads up to the large single garage with up and over door.

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 and plans

Vestibule	8'2" x 7'2"	2.49m x 2.18m
Lounge	18'8" x 13'9"	5.69m x 4.19m
Dining Kitchen / Family Room	26'10" x 13'9"	8.18m x 4.19m
Bedroom 5 / Playroom	13'9" x 10'1"	4.19m x 3.07m
Shower Room	7'7" x 6'8"	2.31m x 2.03m
Utility Room	12'3" x 6'8"	3.73m x 2.03m
Master Bedroom	15'5" x 13'8"	4.7m x 4.17m
En Suite	9'1" x 6'4"	2.77m x 1.93m
Bedroom	15'4" x 14'0"	4.67m x 4.27m
Bedroom	14'5" x 13'9"	4.4m x 4.19m
Bedroom	14'0" x 13'8"	4.27m x 4.17m
Bathroom	10'0" x 9'6"	3.05m x 2.9m



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.

Arrange a viewing

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

Contact us

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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.