



7 Woodside Crescent,
Banchory, Aberdeenshire, AB31 5XN

ledingham
chalmers
estate agency

SD69 LLF



Lounge



Kitchen



Kitchen

We are delighted to offer this deceptively spacious two bedroom mid-terraced home, located in the heart of Banchory.

- Well presented two bedroom mid-terraced home
- Bright lounge with gas fire
- Modern kitchen installed in recent years
- Two double bedrooms with built-in storage
- Extensive rear garden with greenhouse and sheds
- Driveway providing private off-street parking



Two beds.



One bathroom.



One public room.

A beautifully maintained home with generous garden grounds and driveway.

The property has been well maintained and thoughtfully upgraded by the current owners benefiting from a new kitchen and tasteful decoration throughout.

Entry is gained to the front of the property, with the entrance hall leading seamlessly into the front facing lounge. This room is filled with natural light and features a gas fire as an attractive focal point.

The kitchen is accessed from the lounge and enjoys a rear aspect overlooking the garden grounds. The room is of excellent proportions, with ample space for a dining table and chairs. The kitchen has been replaced in recent years and is fitted with a range of wall and base units in a tasteful cream colour with contrasting wood effect work surfaces and sage green tiling. There is space for a range of appliances, with the dishwasher, oven, hob and extractor fan being included in the sale. There is also an under stair cupboard located in the corner, along with an external door providing direct access to the garden.

Upstairs, there are two double bedrooms, both with sizeable built-in wardrobes. The rear bedroom enjoys a peaceful outlook over the garden, while the front facing bedroom enjoys far reaching treetop views and an additional built-in cupboard.

The family bathroom completes the accommodation and comprises a bath with overhead shower, WC and vanity storage unit with inset wash hand basin. The room is complemented by tiling to the floor and selected wall areas, along with a frosted window.



Bedroom



Bedroom



Bathroom

Outside, there is a walkway from the street giving access to the property. Directly in front of the lounge, a well placed flower bed with mature planting enhances the sense of privacy, with the flower bed extending in a L-shaped formation towards the street. There is a tarmac driveway, providing off street parking.

The extensive rear garden is thoughtfully arranged into a variety of areas including a drying area, lawn, patio, greenhouse, raised flower beds and planters for growing both fruit and vegetables. There is also a variety of fruit trees, including apple and plum trees. There are three sheds, two of which benefit from power supplies. There is a gate at the end of the garden providing convenient access to a residential street.



Rear Garden

Accommodation

Lounge	15'5" x 12'6"	4.7m x 3.81m
Kitchen	18'9" x 9'1"	5.72m x 2.77m
Bedroom	12'5" x 10'4"	3.79m x 3.15m
Bedroom	11'7" x 11'3"	3.53m x 3.43m
Bathroom	6'8" x 6'6"	2.03m x 1.98m
Shed	10'11" x 7'11"	3.33m x 2.41m
Shed	9'7" x 12'7"	2.92m x 3.84m
Workshop	9'7" x 12'0"	2.92m x 3.66m



Rear Garden

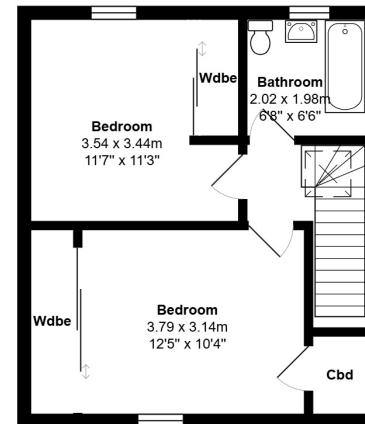
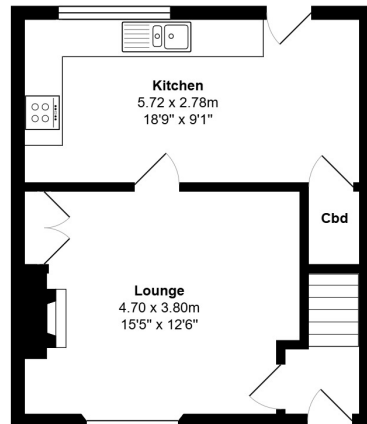
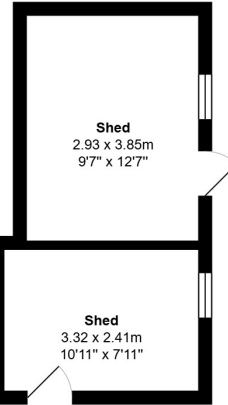
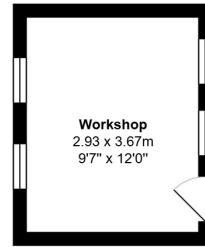


Rear Garden

7 Woodside Crescent



Floorplan



Directions

Entering Banchory from Aberdeen on the A93 North Deeside Road, turn right on to Raemoir Road. Turn left on to Woodside Road, carry on up the hill and turn right in to Woodside Crescent where if you follow the road round number 7 is on the left hand side.

Location

Banchory is a lovely town known as the gateway to Royal Deeside. With lush surrounding countryside, a variety of specialist shops and restaurants, and a myriad of activities, such as walking, fishing, climbing, and golfing to name but a few. There are also excellent local schools, with private schooling available in Aberdeen which is only a short commute away.

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.

Arrange a viewing

Viewing By appointment telephone 07899952704 or by arrangement with Ledingham Chalmers on 01224 632500

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