



**Crofthead South, Tilquhillie,**  
Banchory, Aberdeenshire, AB31 6LE

**ledingham  
chalmers**  
estate agency



Lounge/Diner



Kitchen

## Three bedroom bungalow with garden and stunning views

- Stunning location just a short distance from Banchory
- Spacious Lounge/Diner with double doors to the Garden
- Rare opportunity to upgrade and make your own
- Three well-proportioned Bedrooms
- Fantastic storage options internally and externally
- Gorgeous Garden Grounds



Bedroom



Three beds.



One bathroom.



One public room.

**Located in a beautifully tranquil setting with spectacular countryside views but is also just a short distance from the ever popular village of Banchory, we are delighted to offer for sale this three bedroom bungalow with garden and brick bothy.**

The property is situated in the beautiful and peaceful area of Tilquhillie, although the property itself is in need of a degree of modernisation this is a fantastic and rare opportunity for any discerning buyer to acquire a lovely family home, with stunning countryside views, which they can put their own stamp on.

The property is firstly entered into the front porch which adds a layer of privacy, this then leads into the main hallway which in turns leads to all accommodation. There are three useful storage cupboards along the hallway.

The generously proportioned lounge diner enjoys a dual aspect to the front and back of the property with double doors leading out to the garden. The room is flooded with natural light and offers ample space for a variety of free standing furniture.

The kitchen is also nice and spacious and has been fitted with a range of base and wall units, worktop and sink and drainer. There is also a useful pantry cupboard offering fantastic storage. There is a door leading to the rear porch where access to the garden is granted.

There are three well-proportioned bedrooms, two to the front and one to the rear. Both front bedrooms benefit from built in wardrobes.



Bedroom



Bedroom



Bathroom

The family bathroom comprises electric shower over bath, WC and wash hand basin.

A key accent of this property is the fantastic attic space, this has been fully floored and runs the length of the house offering wonderful storage. Outside there is also a brick bothy outbuilding.

To the rear and side of the house the extensive gorgeous garden grounds offer a peaceful haven to relax and unwind. With areas of lawn combined with mature shrubs, hedges and trees which offer a further layer of privacy.

Please note the central heating boiler is not operational therefore the heating and hot water system do not work, the buyer will require to undertake their own investigations.



Attic Room

## Accommodation

Lounge/Diner	12'9" x 23'7"	3.89m x 7.19m
Kitchen	14'3" x 11'11"	4.34m x 3.63m
Bedroom	18'6" x 12'3"	5.64m x 3.73m
Bedroom	12'5" x 11'11"	3.79m x 3.63m
Bedroom	14'0" x 7'9"	4.27m x 2.36m
Bathroom	9'9" x 6'9"	2.97m x 2.06m
Attic	39'9" x 10'2"	12.12m x 3.1m
Outhouse	18'8" x 14'3"	5.69m x 4.34m
Garage	9'6" x 15'7"	2.9m x 4.75m



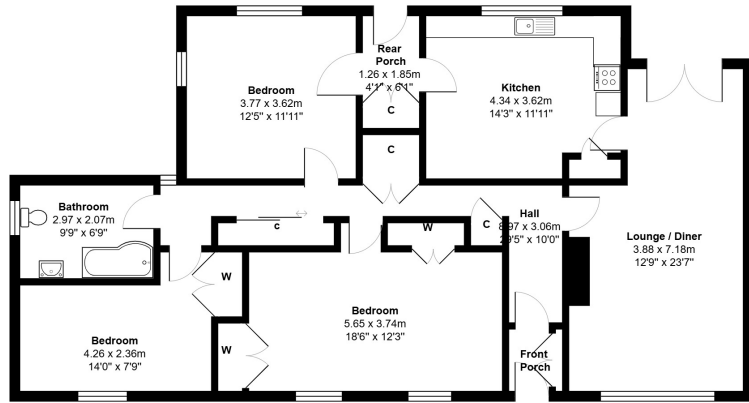
Garden



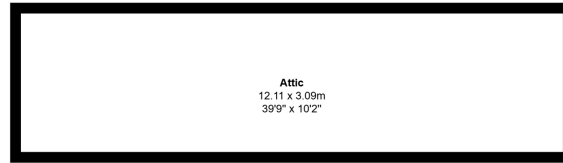
Drone Image

# Floorplan

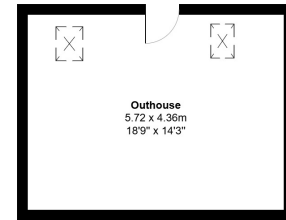
Crofthead South



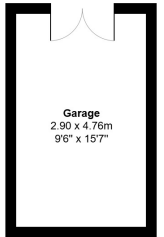
Ground Floor



Attic



Outbuilding



Garage

## Directions

Travelling along South Deeside Road stopping before you go over the Bridge of Feugh and turning left. Continue on this road until you see a signpost for Tilquhillie, turn left here. Continue on this road going past a cream coloured house, Crofthead South is just past this on your right hand side, the driveway is up to the side of the house on the right.

## 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 arrangement with Ledingham Chalmers on 01224 632500

## Contact us

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