



**Fernbank, Crathes,**  
Banchory, Aberdeenshire, AB31 5JE

**ledingham  
chalmers**  
estate agency





Kitchen





Kitchen



Lounge

## Deceptively spacious, five bedroom dwelling

- Fabulous location
- Spacious accommodation throughout
- Fully fitted Kitchen and Utility Room
- Five well-proportioned Bedrooms
- Large Attic Room
- Gated driveway and double Garage



**Five** beds.



**Two** bathrooms.



**Two** public rooms.



**We are delighted to offer for sale this impressive five bedroom detached family home which boasts extremely spacious accommodation throughout and an integral double garage.**

The charming property is firstly entered via a welcoming entrance vestibule which in turn leads to the spacious ground floor hallway which provides access to all accommodation and houses the stairwell to the upper level.

The well equipped kitchen is fitted with a range of wood effect base and wall units with complementing worktops and tiled splash back. Ample space is available to host a breakfast table. There is also an island providing further storage and space for an appliance.

An additional door leads to the convenient utility room with base and wall units, worktop space, stainless steel sink and under counter space. Immediately accessed from the utility room is the cloakroom, comprising of W/C and wash hand basin.

Also located directly off the kitchen is the dining room, with multiple floor to ceiling windows and wood burner this is the perfect spot for all the family.

Leading from the dining room through double doors is the elegant lounge with dual aspect views over the garden and wood burner. The room is large enough for multiple configurations of free standing furniture to suit any buyers needs.



Hallway



Bedroom





Bathroom



Bedroom

The principle bedroom is a sizeable room which enjoys a quiet rear aspect. Key accents are the walk in wardrobe and en suite comprising double sink vanity with WC, walk in shower and bath.

There are two further well-proportioned bedrooms on this level, one with the added benefit of a built in wardrobe.

The family bathroom comprises shower over bath, WC with concealed cistern and wash hand basin vanity unit.

Ascending the stairs to the first floor there are a further two bedrooms, the first bedroom is extremely spacious in size and benefits from a cloakroom comprising WC and wash hand basin.

A fantastic addition to this property and completing the accommodation is the fantastic attic room, this is a large and versatile space that would suit itself well to a variety of different uses.

The garden is mostly laid to lawn with added patio areas providing the perfect space to relax and unwind or enjoy al fresco dining.

The private, gated driveway leads to the double integral garage.

Early viewing is highly recommended to fully appreciate this truly impressive property.



Accommodation

Lounge	22'10" x 13'9"	6.96m x 4.19m
Kitchen	13'8" x 18'5"	4.17m x 5.61m
Dining Room	13'8" x 11'9"	4.17m x 3.58m
Utility Room	6'5" x 13'5"	1.96m x 4.09m
WC	6'5" x 6'9"	1.96m x 2.06m
Bedroom	13'10" x 15'4"	4.22m x 4.67m
En Suite	6'5" x 11'10"	1.96m x 3.61m
Bedroom	14'1" x 12'6"	4.29m x 3.81m
Bedroom	12'7" x 12'6"	3.84m x 3.81m
Bathroom	9'7" x 5'4"	2.92m x 1.63m
Bedroom	20'7" x 16'5"	6.28m x 5.01m
WC	7'5" x 7'9"	2.26m x 2.36m
Bedroom	11'1" x 21'9"	3.38m x 6.63m
Attic Room	17'4" x 57'0"	5.28m x 17.38m
Double Garage	20'9" x 22'4"	6.33m x 6.81m



Double Garage



Garden

Floorplan

Fernbank



## Directions

From Banchory, travel east on the A93 towards Drumoak. Continue past Drumoak for roughly 3 miles and the turning for the property will be on your left hand side. The driveway is directly to your right as you turn off the main road.

## Location

Crathes is a delightful rural area with access to a wide range of amenities. Locally, the Village Hall, A93 bus stops, Milton of Crathes arts and crafts centre, Brasserie, "Royal Deeside Railway" and Crathes Castle and grounds are all within easy walking distance. A small primary school is some 2 miles away. Banchory to the west has the areas secondary school (the highly-rated Banchory Academy) and has an excellent range of shops, supermarkets, restaurants, and hotels. Recreational and community facilities include sports centre, swimming pool, and several golf courses. And to the east is Aberdeen, an easy commute for business or pleasure.

## Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

## Contact us

Ledingham Chalmers  
Johnstone House,  
52-54 Rose Street, Aberdeen  
AB10 1HA

Tel: 01224 632500  
[property@ledinghamchalmers.com](mailto:property@ledinghamchalmers.com)

[lcea.com](http://lcea.com)

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.