



8 Station Road,
Torphins, Banchory, AB31 4JF

Offers over **£160,000**

**ledingham
chalmers**
estate agency



Hallway



Lounge



Kitchen / Diner

Two bedroom semi-detached dwellinghouse

- Located in a quiet cul de sac in Torphins
- Generous accommodation spanning two floors
- Excellent storage facilities throughout
- Driveway to front providing off street parking
- Two good sized Bedrooms, one with fitted storage
- Bright and airy Lounge and well equipped Kitchen / Diner



Two beds.



One bathroom.



One public room.

Situated within a pleasant cul-de-sac in the village of Torphins, we are pleased to offer for sale this two bedroom semi detached villa providing generous accommodation and excellent storage throughout.

Spanning two floors of accommodation, this superb property enjoys the modern benefits of double glazing, gas central heating and decorated in neutral tones allowing the purchaser to move in with minimum inconvenience.

The ground floor accommodation comprises of a welcoming hallway which boasts two convenient storage cupboards and leads to all accommodation. The light and airy lounge enjoys a pleasant outlook to the front and decorated in neutral tones with complementing carpeting. The dining kitchen is fitted with a range of base and wall units with co-ordinating work surfaces incorporating a sink and tap with splash back behind. There are a range of appliances, all of which are to be included as part of the sale. Patio doors from the kitchen provide access out to the rear garden which is mostly laid in lawn with patio and decking areas providing an ideal spot to relax and unwind in summer months. A useful cloakroom toilet completes the ground floor accommodation.

A carpeted staircase leads to the upper floor landing which boasts excellent storage by two built-in cupboards and a hatch leads to the loft space which is insulated and floored. There are two double bedrooms on the upper floor, boasting generous in size allowing ample space for a range of furniture. One of the rooms boasts a double built-in wardrobe with sliding mirrored doors. A modern shower room which is fitted with a white three piece suite completes the accommodation.



Kitchen / Diner



WC



Bedroom

The property is further enhanced externally by a low maintenance garden to the front and driveway providing off street parking for multiple cars.

Viewing is highly recommended to appreciate the accommodation on offer.



Bedroom

Accommodation

Lounge	11'6" x 18'5"	3.51m x 5.61m
Kitchen / Diner	17'8" x 8'9"	5.39m x 2.67m
WC	2'8" x 5'7"	.81m x 1.7m
Bedroom	11'9" x 11'9"	3.58m x 3.58m
Bedroom	11'6" x 11'8"	3.51m x 3.56m
Shower Room	5'7" x 6'5"	1.7m x 1.96m



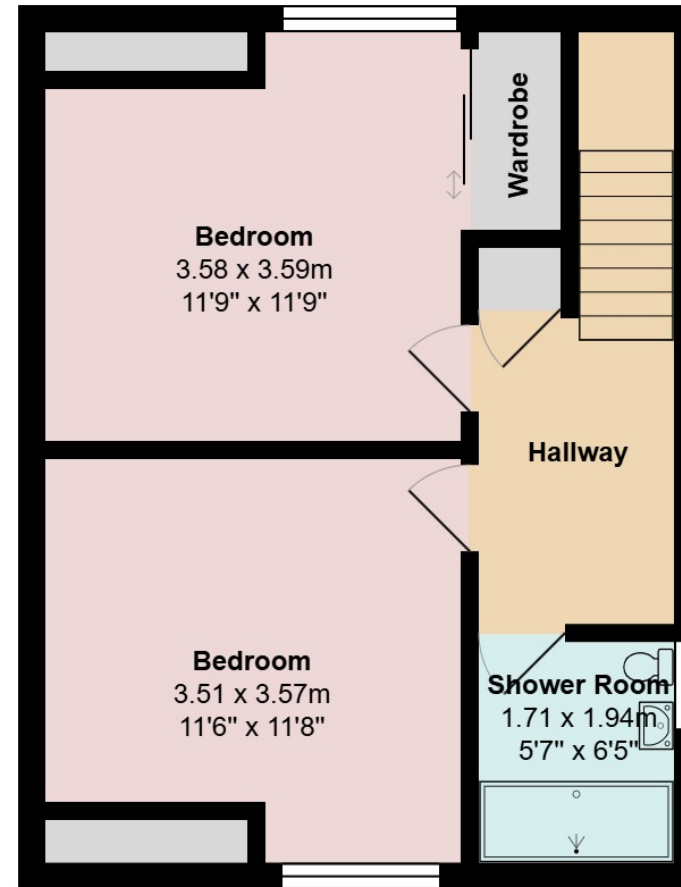
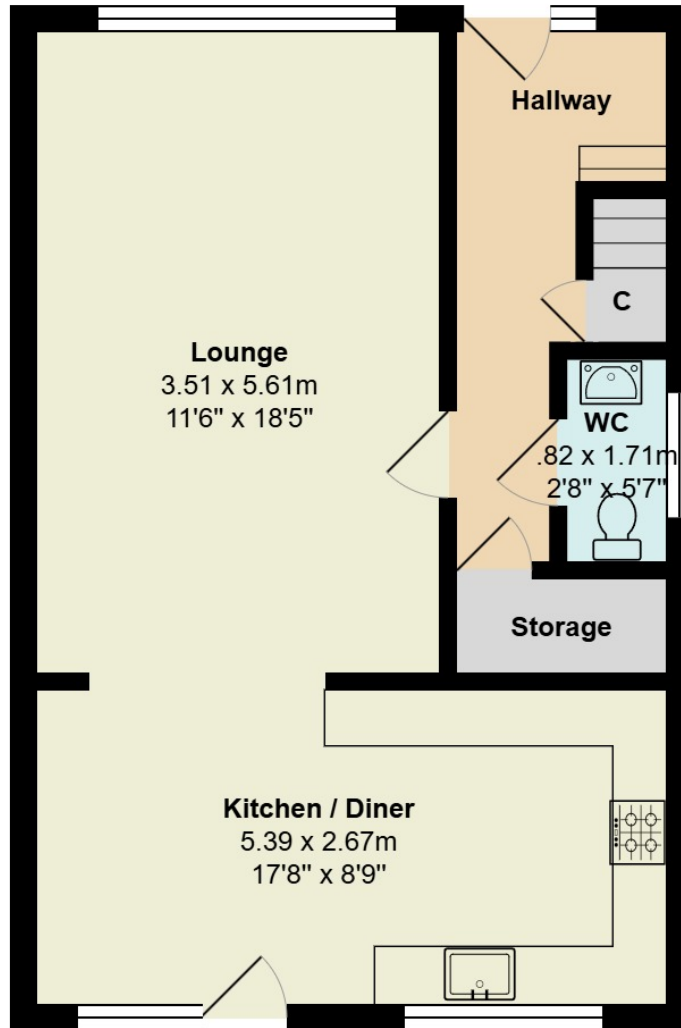
Shower Room



Rear Garden

Floorplan

8 Station Road



Directions

On entering Torphins from the direction of Aberdeen on the A980 continue into the village and turn right onto St Marnon Road at the crossroads. Take the second right turning onto Station Road and number 8 is located directly ahead.

Location

The picturesque village of Torphins is ideally located, offering tranquillity of village life, but with in easy commuting distance of Aberdeen (21 miles). There is a good choice of shops and amenities within Torphins including a chemist and general grocers/post office with a wider range at nearby Banchory (6 miles) or Aboyne (8 miles). There is an excellent primary school in the village with secondary education available at nearby Aboyne Academy; which incorporates a community and sports centre with a swimming pool. There is a wide range of outdoor pursuits available in the area including the Torphins 9-hole golf course and tennis courts.

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 07747 194338 or by arrangement with Ledingham Chalmers on 01224 632500

Contact us

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