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**70 HIGH STREET, BANCHORY, AB31 5SS**



**Recently Renovated Three Bedroomed Self  
Contained Apartment in Central Town Location**

OFFERS OVER  
**£179,000**

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## Accommodation Overview

**Vestibule, Lounge/Dining/Kitchen on Open Plan, Inner Hall leading to Master Bedroom with En Suite Shower Room, Double Bedroom, Lower Hall leading to further Double Bedroom, Bathroom and Cloakroom.**

Enjoying a superb central Banchory location, this light and airy self contained three bedroomed apartment has been recently renovated and refurbished to an exceptionally high standard. The well proportioned accommodation comprises of an exclusive wrought iron external staircase leading to a good sized entrance which in turn leads to the generous open plan lounge/dining and kitchen area with dormer window to the High Street, the kitchen area is fitted with a range of contemporary units incorporating integrated appliances and a Rangemaster cooker. An inner hall leads to the master bedroom with en suite shower room, two further double bedrooms along with a bathroom and separate cloakroom complete the accommodation. Viewing of this unique apartment is recommended to fully appreciate the location and quality of accommodation on offer.



## Vestibule

An external wrought iron staircase leads to a modern composite door with glazed section providing access to a good sized entrance. Fitted cupboard houses the electricity circuit breaker and meter. Recessed lighting. Smoke detector. Door to lounge/dining/ kitchen area.

## Lounge/Dining/Kitchen

**9.55m x 6.00m (31'3" x 19'7") approx. at widest**

Of generous proportions, this open plan living area offers ample space for a range of furnishings including a family dining table and chairs. A large dormer window overlooks the front of the property and velux windows to either side within the kitchen area. The kitchen is fitted with a wide range of quality wall and base units in a contemporary finish incorporating ample work surface with matching splashback and peninsular breakfast bar seating. 1.5 bowl stainless steel sink with mixer tap and drainer. Free standing Rangemaster cooker with five ring hob, double oven and glass splashback with extractor canopy. Integrated fridge/freezer and slim line dishwasher and washing machine are to remain. Central heating boiler located within a wall unit. Central heating controls. Recessed lighting. Smoke detector. Heat sensor. TV and telephone points.

## Inner Hall

Oak internal door leads to the spacious hallway which in turn leads to the remaining accommodation. Velux window allows ample natural light into the area. Telephone point.



## Master Bedroom

**4.45m x 3.50m (14'6" x 11'5") approx. at widest**

A light and airy double bedroom boasts a dormer window to the rear and further velux window flooding the area with natural light. Ample space for a range of furnishings. Recessed lighting. TV point. Door to en suite shower room.

## En Suite

Centrally set and fitted with a modern white suite comprising of w.c. vanity unit housing wash hand basin and fully aqua lined shower enclosure housing a mains pressure shower. Recessed lighting. Shaver point. Xpelair. Heated towel rail. Access to eaves storage.

## Bedroom 2

**3.05m x 3.05m (10'0" x 10'0") approx. at widest**

Bright double bedroom with velux window with views towards Scolty Hill. Space for free standing furniture. Hatch to roof void. TV point. Recessed lighting.

## Lower Hallway

From the inner hall steps lead down to a lower hallway and remaining accommodation. Smoke detector. Recessed lighting.



## Bedroom 3

**3.30m x 2.95m (10'8" x 9'7") approx.**

A bright double bedroom with large velux window to the rear of the property overlooking Scott Skinner Square and Scolty Hill beyond. Space for free standing furniture. Hatch to roof void. TV point.

## Bathroom

A well appointed bathroom fitted with a modern white suite comprising w.c., vanity unit housing the wash hand basin, bath with drench head shower and further shower attachment with glazed screen alongside. Fully aqua lined around the bath/shower area and splashback to wash hand basin. Heated towel rail. Shaver point. Recessed lighting. Xpelair. Large velux window.

## Cloakroom

This useful cloakroom is fitted with a w.c. and vanity unit housing a wash hand basin with aqua panel splashback. Heated towel rail. Xpelair. Opaque velux window to side.

## Outside

From Banchory High Street, an ornate high level wrought iron gate leads to an exclusive area with wrought iron external open tread staircase leading to the self contained upper apartment.



## Location

Banchory is 17 miles approx. drive from the city of Aberdeen with three access roads, making property on Deeside much sought after. The town maintains a comprehensive range of shops and several excellent hotels and restaurants. The primary and secondary schools have excellent reputations and incorporate community and sports centres and a swimming pool. Banchory has two private golf courses and a driving range in addition to the various other leisure pursuits such as fishing, riding, hill walking and skiing etc. which are available on Deeside.

## Directions

On entering Banchory town centre from the direction of Aberdeen continue through the traffic lights onto the High Street and Number 70 is located on the left hand side as indicated by our For Sale board.

## Notes

Gas fired central heating and double glazing throughout. EPC=C. All kitchen white goods are included in the sale.

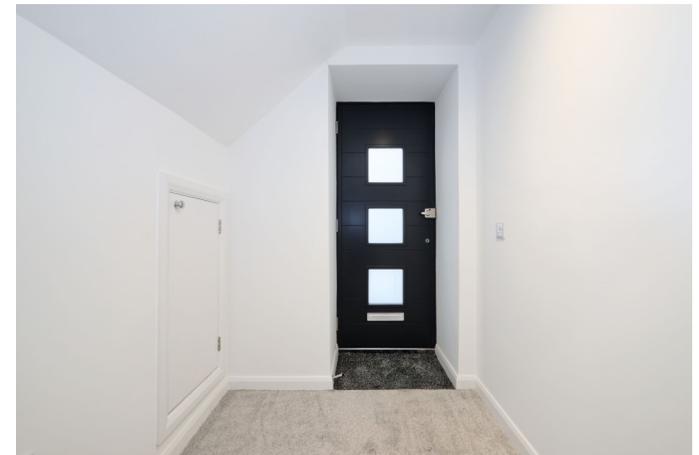
One parking space available for rental by separate negotiation.

## Viewing

Please telephone the Selling Agent's Banchory office.

## Office Reference: JFM/Banchory

WHILST THESE PARTICULARS ARE BELIEVED TO BE CORRECT, THEY ARE NOT GUARANTEED AND ARE NOT TO FORM PART OF ANY CONTRACT OF SALE.



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