

# Raeburn Christie Clark & Wallace

for life & business

## Aberdeen

399 Union Street  
AB11 6BX  
Tel 01224 56 46 36

## Banchory

75 High Street  
AB31 5TJ  
Tel 01330 82 29 31

## Ellon

7 The Square  
AB41 9JB  
Tel 01358 72 07 77

## Inverurie

6 North Street  
AB51 4QR  
Tel 01467 62 93 00

## Stonehaven

1 Market Buildings  
AB39 2BY  
Tel 01569 76 29 47

## E-mail:

[property@raeburns.co.uk](mailto:property@raeburns.co.uk)

[www.raeburns.co.uk](http://www.raeburns.co.uk)

**HOLMLEA, WOODSIDE TERRACE, BANCHORY, AB31 5XJ**



**Charming Three/Four Bedroomed Detached  
Dwellinghouse in Prime Location**

OFFERS OVER  
**£289,000**



## Accommodation Overview

**Entrance Porch, Hallway, Lounge/Kitchen Diner, Family Room/Bedroom 4, Double Bedroom 1, Family Bathroom, Utility Room. First Floor: Upper Landing, Two Bedrooms. Front and Rear Gardens with Outhouses.**

Located In a desirable residential area in the delightful town of Banchory we are delighted to offer for sale this 3/4 bedroomed detached dwellinghouse. This a superb family home comprises a sunny entrance porch with views out to the front garden, an open plan lounge/kitchen diner, a utility room, a spacious double bedroom and a family bathroom. Completing the ground floor accommodation is a further versatile room currently used a study that could easily be transformed into a family room or fourth bedroom. Two further bedrooms are located on the first floor. The private front garden is bound by high hedging and a stone wall and is mainly laid to lawn with a variety of mature trees and shrubs providing a safe place for both children and pets to play. The front garden benefits from a sheltered decked area for enjoyment of the outdoors during the summer months. A path to the side leads to the rear of the property and two outhouses, a store and a timber shed. A tarred area provides off-street parking. Early viewing of this property is highly recommended to fully appreciate the accommodation on offer.



## Entrance Porch

**2.97m x 2.39m (5'0" x 7'10") approx.**

A wooden exterior door gives access to the entrance porch which has windows on three sides allowing an abundance of natural light into this space and provides lovely peaceful views over the front garden. Laminate flooring.

## Hallway

The welcoming hallway is accessed from the entrance porch via a 15 pane glazed door and leads to all ground floor accommodation. Carpeted staircase ascending to the upper floor.

## Lounge/Kitchen Diner

**7.31m x 3.49m (24'0" x 11'5") approx.**

The lounge/kitchen diner is on open plan and provides a wonderful space for modern family life. Dual aspect windows allow plenty natural light into the room with ample space for lounge furniture. An open fireplace with mantel provides a beautiful focal point. TV point. The kitchen is fitted with a good range of high gloss wall and base units with worktops incorporating a 1.5 sink with drainer and benefitting from a breakfast bar for informal dining. Integrated appliances include gas hob, oven/grill, extractor canopy and microwave. Freestanding American fridge/freezer to be included in the sale. Wood effect laminate flooring.



## Family Room/Bedroom 4

**4.00m x 3.53m (13'1" x 11'7") approx.**

Overlooking the front of the property this spacious and versatile room with feature wall is currently being utilised as a study. A gas fire with surround provides a lovely focal point to the room. Built-in shelving.

## Double Bedroom 1

**3.48m x 3.05m (11'5" x 10'0") approx.**

Located to the rear of the property this good sized double bedroom has ample space for freestanding bedroom furniture. Carpeted and curtains.

## Family Bathroom

**2.06m x 1.87m (6'9" x 6'2") approx.**

This partially tiled and aqua panelled family bathroom is fitted with a white suite comprising a w.c, wash hand basin and bath with over bath mains shower. Vinyl tile effect flooring. Heated towel rail. Opaque window with vertical blinds. Spotlights.

## Utility Room

Access from the kitchen this useful space houses the washing machine and tumble drier. A window overlooks the side of the property. Large cupboard provides good storage facilities. A partially glazed exterior door gives access out to the garden.



## Upper Landing

The carpeted staircase from the hallway gives access to the bright and airy upper landing. A window allows good natural light into this space. Spotlights.

## Bedroom 2

**4.40m x 3.68m (14'5" x 12'1") approx.**

This bright double bedroom overlooks the front of the property. Built-in wardrobes with sliding mirrored doors provide extensive storage facilities. Ample space for freestanding bedroom furniture.

## Bedroom 3

**4.08m x 2.24m (13'5" x 7'4") approx.**

A further bedroom overlooking the front. Space freestanding furniture.

## Outside

The private front garden is bound by high hedging and a stone wall and is mainly laid to lawn with a variety of mature trees and shrubs providing a safe place for both children and pets to play. The front garden boasts a sheltered decked area for enjoyment of the outdoors during the summer months. A path to the side leads to the rear of the property which houses two outhouses a store and a timber shed. A tarred area provides off-street parking. Outside tap.





## 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

Travelling on the A93 Aberdeen to Banchory Road, on entering the town, turn right into Raemoir Road. As you drive up Raemoir Road, Woodside Terrace is the fourth road on the left hand side. Turn into Woodside Terrace and Holmlea is further ahead on the right hand side as indicated by our For Sale board.

## Notes

Gas central heating. Double glazing. EPC=E. All fitted floor coverings, curtains, blinds, light fittings, integrated appliances and all white goods are included in the sale.

## Viewing

Please telephone 07398 933989 or the Selling Agent's Banchory office.

## Office Reference:JFM/LM/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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