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**11 PINEFIELD, INCHMARLO, BANCHORY, AB31 4AF**



**Two Bedroomed Detached Retirement  
Bungalow with Garage**

OFFERS OVER  
**£179,000**

# 11 PINEFIELD, INCHMARLO, BANCHORY, AB31 4AF

## Two Bedroomed Detached Retirement Bungalow with Garage

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### Accommodation Overview

**Entrance Vestibule, Hallway, Lounge, Dining Kitchen, Bathroom, Master Bedroom with En Suite, and Double Bedroom. Integral Single Garage. Private Driveway. Landscaped Communal Grounds.**

We are delighted to offer for sale this two bedroomed detached retirement bungalow set in the picturesque retirement estate of Inchmarlo. The accommodation comprises of a welcoming hallway, leading to a spacious lounge with French doors, a well-appointed dining kitchen and a master bedroom with ensuite facilities. A further bedroom and a modern bathroom complete the internal accommodation on offer. Outside there are low maintenance landscaped gardens and a driveway provides parking and leads to the integral single garage. With a range of care services available through Inchmarlo House there is a perfect balance of independence and support if required. Early viewing is highly recommended to fully appreciate the accommodation and its location.



## Entrance Vestibule

The covered porch leads to the exterior door of the property with a cupboard providing a convenient storage space. A partially glazed door with side screen gives access to the entrance vestibule. An interior part glazed door leads into the hallway.

## Hallway

The welcoming good sized hallway gives access to all accommodation. Loft hatch.

## Lounge

**5.20m x 3.90m (16'11" x 12'7") approx.**

The lounge features French doors that open out to the landscaped gardens and a side window, both allowing plenty natural light into the space. A fire surround provides a lovely focal point to the room. Carpeted with blinds.



## Dining Kitchen

**4.20m x 3.90m (13'8" x 12'9") approx.**

This beautifully presented modern dining kitchen is fitted with a good range of wall and base units, glass splashback with ample worktop space incorporating a double sink, drainer and mixer tap. Kitchen appliances include a ceramic hob, Neff oven, microwave oven, chimney style cooker hood, washing machine and fridge freezer. Dual aspect windows allow an abundance of natural light into the room. Laminate flooring.

## Bathroom

The attractive partially tiled bathroom is fitted with a three piece suite comprising a bath, w.c, and a wash hand basin set into a vanity unit. The bathroom features a ceiling light, extractor fan, shaver point, wall mirror, and a chrome ladder style radiator.



## Master Bedroom

**4.90m x 2.90m (15'11" x 9'6") approx.**

The spacious master carpeted bedroom is located to the rear of the property and benefits from a built-in wardrobe. Also included in the sale is a range of bedroom wardrobes and drawers providing ample storage facilities.

## En Suite

The modern en suite is fitted with a three piece suite comprising a w.c, wash hand basin set into a vanity unit, and a double length walk-in shower complete with a mixer shower and wall tiles. Additional features include a wall light, extractor fan, shaver point, downlighters and a chrome ladder style radiator.

## Bedroom 2

**3.70m x 2.85m (12'0" x 9'3") approx.**

Located to the front of the property this second carpeted double bedroom has ample space for free standing furniture and benefits from a built in wardrobe for storage needs.



## Outside

The property is set within well maintained mutual landscaped gardens featuring pleasant lawns surrounding the house. The rear of the property faces south and enjoys sunlight throughout the day. The exclusive garden border around the house is well planted. A paved ramp leads up to the covered area at the front door. A driveway provides off-street parking and leads to the integral single garage. The garage is equipped with an up and over door that is power assisted via a remote control. The garage has power and light installed, as well as housing the central heating boiler.

## Inchmarlo Retirement Community

Inchmarlo Retirement Community is an exclusive development designed for residents aged 55 and over, providing independent living with additional care services available, if required. There is a monthly service charge for the maintenance of the communal grounds and areas. Inchmarlo House offers a range of care services that can be tailored to the homeowner's needs.

## Directions

From Banchory town centre, head west on Dee Street (B974) towards Aboyne for approximately 1.5 miles. The entrance to Inchmarlo Estate will be on the right hand side. Continue on the main road that forks around to the left until you reach a junction on the right hand side with a sign indicating towards Pinefield. Continue up the brae until you reach Pinefield on your right. Number 11 is situated on the right hand side, just before the bend, as indicated by our For Sale sign.

## Notes

Gas central heating. Double glazing. EPC=C. Interlinked smoke detectors and heat sensors. Carbon monoxide monitors. Community care alarm. The sale includes all fixtures, fittings, floor coverings, appliances and a selection of furniture.

## Viewing

Please telephone 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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