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**1 PROVOST BLACK WAY, BANCHORY, AB31 4FJ**



**Immaculate Five Bedroomed Detached  
Dwellinghouse in Desirable Location**

OFFERS OVER  
**£600,000**



# 1 PROVOST BLACK WAY, BANCHORY, AB31 4FJ

## Immaculate Five Bedroomed Detached Dwellinghouse in Desirable Location

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### Accommodation Overview

**Entrance Vestibule, Hallway, W.C, Dining Kitchen on Open Plan with Family Lounge, Dining Room, Two Double Bedrooms, One with En Suite, Utility Room and Changing Room. First Floor: Lounge, Master Bedroom with En Suite, Two Double Bedrooms and Family Bathroom.**

Located in the sought after Upper Lochton Development of Banchory, we are delighted to offer for sale this immaculately presented five bedroomed detached dwellinghouse. This previous showhome is situated in a quiet cul-de-sac and benefits from gas central heating, double glazing and large private garden. The ground at the rear of the property is protected by Forestry Commission and cannot therefore be built on in future years. This beautiful family home is decorated and finished to the highest of standards with Amtico flooring and oak finishings throughout. There is an abundance of living space with the extremely spacious family living area on open plan with the dining kitchen. Also downstairs is the bright and neutral dining room, two double bedrooms, w.c., utility room and changing room. The mezzanine floor houses the beautiful lounge with balcony overlooking the rear garden. Upstairs you will find a further three bedrooms and the stunning family bathroom. Externally, the lovely wrap around garden is made up of mature greenery and flower borders and large patio area. The summerhouse and shed will be included in the sale.



## Entrance Vestibule

**3.10m x 2.35m (10'2" x 7'7") approx.**

Spacious entrance with Amtico flooring. Two large storage cupboards providing ideal storage for coats and shoes.

## Hallway

**5.65m x 5.35m (18'5" x 17'6") approx.**

Lovely open hallway with Amtico flooring and access to all ground floor rooms. Large walk-in cupboard with shelving providing further storage. Central carpeted staircase.

## Dining Kitchen/Living Area

**10.55m x 5.50m (34'6" x 18'0") approx.**

Large dining kitchen on open plan with fantastic family living area. Variety of cream wall and base units with gas hob, integrated fridge, freezer, double ovens and dishwasher. Large larder cupboard. American fridge/freezer. Generous space with plenty room for dining table and chairs. The generous living area provides a great space for families. Bright open room with large windows to the rear garden and double French doors leading onto the outdoor space. Amtico flooring throughout. Note: Curtains will not be included in the sale.

## Dining Room

**4.10m x 3.80m (13'5" x 12'5") approx.**

Bright room with double aspect windows. Fitted carpet. Ample space for dining table and chairs along with free standing furniture.



## W.C

**2.10m x 1.15m (6'9" x 3'8") approx.**

Useful downstairs w.c with white wash hand basin and w.c. Tiled to dado height. Amtico flooring.

## Bedroom 2 and En Suite

**3.80m x 3.55m (12'5" x 11'6") approx.**

Large double bedroom at the front of the property with en suite. Neutral fitted carpet and fitted wardrobes for storage. Generous **En Suite** (2.40m x 1.90m (7'9" x 6'2") approx.) with tiled corner shower cubicle and white suite. Karndean flooring. Heated towel rail.

## Bedroom 3

**3.80m x 3.60m (12'5" x 11'8") approx.**

Another spacious ground floor double bedroom with fitted wardrobe storage. Window overlooking the front garden. Neutral fitted carpet.

## Utility Room

**3.55m x 2.10m (11'6" x 6'9") approx.**

Great space with Amtico flooring for washing machine and tumble dryer. Base units and worktop space. Cupboard with tank. Window overlooking the rear garden and hot tub.



## Changing Room

**2.40m x 2.30m (7'9" x 7'5") approx.**

Originally designed with the intention of being the changing room for the hot tub but easily remodelled/removed should the buyer wish to fully utilise the double garage space. This room currently makes an ideal storage area for bicycles or outdoor equipment. Power point for hot tub.

## Mezzanine Floor

A carpeted staircase leads to the mezzanine area with velux windows and neutral carpet. Lovely open space for free standing furniture.

## Lounge

**6.45m x 5.75m (21'2" x 15'6") approx.**

Superb family lounge located to the rear of the property with double French doors onto the balcony area overlooking the beautiful gardens. Lovely bright room with feature fireplace. Neutral fitted carpet. The curtains will be included in the sale.

## Master Bedroom and En Suite

**4.15m x 3.60m (13'6" x 11'8") approx.**

Stunning large double bedroom with Juliette balcony overlooking the front of the property. Fantastic walk-in wardrobe providing amazing storage. Neutral fitted carpet. The curtains will not be included in the sale. The **En Suite** is fitted with a white bathroom suite with mains shower over the bath. Attractive tiles surround the bath to ceiling height and to dado height around the w.c and wash hand basin. Heated towel rail. Karndean floor.





## Bedroom 4

6.00m x 3.90m (19'7" x 12'8") approx.

Very spacious double bedroom with two double door fitted wardrobes. Window overlooking the front of the property. Neutral fitted carpet.

## Bedroom 5

4.00m x 3.20m (13'1" x 10'5") approx.

Very spacious double bedroom with two double door fitted wardrobes. Window overlooking the front of the property. Neutral fitted carpet.

## Family Bathroom

Stunning large bathroom with exquisite free standing bath on raised platform. Corner shower cubicle with decorative aqua panel. Double sink and mirror ideal for busy families. Heated towel rail. Amtico flooring. Opaque window to the front.

## Double Garage

6.75m x 6.00m (22'1" x 19'7") approx.

Integral double garage with two up and over electronic doors providing an abundance of space for two vehicles or further storage.

## Outside

Fully enclosed and private gardens surround this property and are made up of an assortment of mature greenery and flowerbeds. The south facing rear garden contains a large lawn as well as the fantastic patio area with pergola providing an ideal spot for outdoor barbecues in the summer weather.

## 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 on the main North Deeside Road, turn right into Raemoir Road. Continue up the hill passing the garden centre. Turn left onto Upper Lochton and continue along this road taking the second left. Provost Black Way is the cul-de-sac on the right and number 1 is located on the left as indicated by our For Sale board.

## Notes

Gas central heating. Double Glazing. Eaves storage. EPC=C. The following will be included in the sale: summerhouse and furniture within, the shed and all window blinds. The hot tub and all furniture within the house are available for sale by separate negotiation. Boiler and gas fires serviced September 2023 and annually prior to this.

## Viewing

Please telephone the Selling Agent's Banchory office.

## Office Reference: JFM/SC/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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