

# Raeburn Christie Clark & Wallace

for life & business

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11 SHAWS COURT, BRIDGE STREET, BANCHORY, AB31 5SW



**One Bedroom Upper Self-Contained Flat in  
Central Banchory**

OFFERS OVER  
**£100,000**



## Accommodation Overview

**Entrance Vestibule, Hallway with Walk-In Cupboard, Lounge, Kitchen, Bedroom and Shower Room.**

We are pleased to offer for sale this beautifully presented one bedroom upper self-contained flat located within central Banchory. Conveniently located within walking distance of all local amenities, this immaculate flat benefits from gas central heating and double glazing throughout. On entering the property, the vestibule leads to the spacious hallway with large walk-in storage cupboard. The well presented bright lounge is positioned to the front of the property and the electric coal effect fireplace makes a lovely focal point. The upgraded kitchen is modern with an abundance of high gloss grey wall and base units with natural wood effect worktops and includes an integrated oven, fridge/freezer and dishwasher, along with free standing washing machine and tumble dryer. The large double bedroom to the rear of the property has an abundance of space for free standing furniture. Completing the property is the spacious shower room with corner shower cubicle. Externally, there is a private car park for residents.



## Entrance Vestibule

**1.15m x 0.95m (3'8" x 3'1") approx.**

Entered via the wooden door this vestibule provides entry to the rest of the property. Small cupboard housing fuse box. Fitted carpet. Glazed door to :

## Hallway

**3.90m x 1.80m (12'8" x 5'9") approx.**

Spacious hallway with access to all rooms. Large walk-in cupboard provides a vast amount of storage space and houses the central heating boiler. Neutral fitted carpet. Loft hatch.

## Lounge

**4.50m x 3.25m (14'8" x 10'7") approx.**

Generous bright lounge with large picture window, the electric fire and surround makes a lovely focal point in the room. An abundance of space for freestanding furniture. Neutral fitted carpet.



## Kitchen

**3.35m x 2.90m (10'10" x 9'5") approx.**

Spacious kitchen fitted with high gloss grey wall and base units and natural wood effect worktops and include integrated oven, fridge/freezer, dishwasher and electric hob. The washing machine and tumble drier are to remain. Space for dining table and chairs. Picture window provides natural daylight.

## Bedroom

**3.50m x 3.25m (11'5" x 10'7") approx.**

The large double bedroom has an abundance of space for freestanding furniture. Neutral fitted carpet. Large picture window provides natural daylight.

## Shower Room

**3.10m x 2.30m (10'2" x 7'6") approx.**

Extremely generous shower room with white three piece suite, corner shower cubicle with aqua panel for easy maintenance, w.c. and hand wash basin within white vanity unit providing storage. Velux window. Wood effect flooring. Heated towel rail.



## External

Private shared car park for residents.

## 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.





## Notes

Gas central heating. Double glazing. EPC=C. Private resident parking. All window and light fittings are included along with the washing machine and tumbler drier. There is a 6 monthly factoring charge payable on the 1st April and 1st October to Castlehill Housing Association, who in their role as a factor review it on the 1st April each year, to go towards the cost of maintaining the building fabric to ensure it is kept wind and water tight. The property is only suitable for parties over 55's or for ambulant disabled persons of lesser age in need of such amenity housing only and for no other purpose whatsoever.

## 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.

**For FREE independent mortgage advice, contact our Financial Services Department on 01224 332400**

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