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1 PANTOCH GARDENS, BANCHORY, AB31 5ZD



**Detached Three Bedroomed Bungalow
with Garage in Quiet Cul-De-Sac**

OFFERS OVER
£280,000

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Accommodation Overview

Hallway, Lounge, Conservatory, Kitchen, Three Double Bedrooms, One with En Suite and Wet Room.

Located in a quiet cul-de-sac in a popular area of Banchory we are delighted to offer for sale this three bedroomed detached bungalow. The warm and welcoming hallway provides access to all rooms within the property and benefits from a large cloak cupboard. Situated to the rear of the property is the spacious lounge with space for dining table and chairs if desired. Double French doors lead from the dining area of the lounge onto the bright conservatory with surround views of the rear garden. The well appointed kitchen has a good range of wall and base units with worktop surfaces and space for a table and chairs for informal dining. The master bedroom is situated to the front of the property with a large bay window providing an abundance of natural light. The second double bedroom is also located to the front of the property with the third bedroom situated centrally in the home and currently used as a study. Completing the accommodation is the generous wet room with walk-in shower and aqua panel surround. Externally there is parking for up to three vehicles on the local driveway and within the single detached garage. The gardens which surround the property are laid with stone chips and paving for easy maintenance with an assortment of trees, shrubs and bushes.



Hallway

6.25m x 2.95m (20'5" x 9'7") approx.

Entering via the decorative glazed uPVC door, the welcoming hallway with wooden floor leads to all rooms within the property. Useful large cloak cupboard with shelving and floor space for storage. Loft hatch to partially floored loft with Ramsay ladder.

Lounge

6.60m x 4.05m (21'7" x 13'3") approx.

Spacious lounge with picture window overlooking the rear garden. Double French doors provide access to the conservatory. Neutral fitted carpet. Ample space for dining table and chairs.

Conservatory

3.25m x 3.25m (10'7" x 10'7") approx.

Fantastic additional living space with door leading onto the rear garden. Laminate flooring.



Kitchen

3.30m x 2.70m (10'8" x 8'9") approx.

Well appointed kitchen with an abundance of neutral wall and base units with worktop surfaces. Integrated appliances include gas hob, single oven and fridge/freezer. Side aspect picture window. Laminate flooring.

Bedroom 2

3.30m x 2.70m (10'8" x 8'9") approx.

Generous double bedroom situated to the front of the property. Mirrored sliding door wardrobe with hanging rail and shelving provides storage. Neutral fitted carpet.

Master Bedroom

3.95m x 3.10m (13'0" x 10'2") approx.

Fantastic bright large double bedroom with mirrored sliding door wardrobe providing storage. A lovely feature of this room is the large bay window providing an abundance of natural light. Natural fitted carpet. Door to:

En Suite

2.65m x 1.65m (8'7" x 5'4") approx.

Good sized room with white w.c., wash hand basin and tiled mains pressure shower cubicle. White wooden panelling to dado rail. Vinyl flooring. Glazed opaque window with side aspect.



Bedroom 3

2.70m x 2.25m (8'9" x 7'4") approx.

Third bedroom with side aspect window and is currently used as an office/study. Laminate flooring.

Wet Room

2.70m x 2.15m (8'9" x 7'1") approx.

Converted to a full wet room, this room has a large walk-in mains pressure shower with aqua panel surround. White w.c. and wash hand basin with vanity unit providing storage. Tank cupboard with shelving provides additional storage. Glazed opaque window.

Outside

Single garage with up and over door, plumbed for automatic washing machine. Parking for up to three vehicles on the loc-bloc driveway at the front and side of the property. The lovely front garden is laid mainly to stone chip with an assortment of mature trees, shrubs and bushes. Paved path leads round both sides of the property to the fully enclosed rear garden. The rear garden contains an assortment of mature trees and shrubs with large patio area, ideal for outdoor furniture to enjoy in the summer weather. Rear access door to the garage. Wooden shed and greenhouse will be included in the sale.



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. All window and light fittings to remain. Any white good appliances in the property will also be included in the sale.

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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