

2 WOODHEAD STABLES,
TILQUHILLE, BANCHORY

OFFERS OVER £540,000

peterkins













2 Woodhead Stables
Tilquhille
Banchory
AB31 6JS

Offers Over £540,000

- Newly built 4 Bedroomed detached dwellinghouse
- Set in a peaceful and idyllic location
- Spacious living and bedroom accommodation throughout
- Oil central heating and full double glazing
- Impressive open plan kitchen, diner and family room
- Separate lounge
- Downstairs bedroom and shower room
- Master bedroom with dressing room and ensuite
- Double garage

Viewing by appointment only telephone 07552 545556 or 07785 571566 or Peterkins Solicitors on (01467) 672800

Description: An opportunity has arisen to acquire an executive new build 4 bedroomed detached dwellinghouse with detached double garage set in a peaceful and idyllic location, only a short distance from Banchory. The property has been built to a high specification with oak finishings throughout. The accommodation is exceptionally spacious throughout both floors with large windows filling the rooms with natural light. The accommodation comprises of an entrance vestibule and welcoming hallway, WC, Lounge, Bedroom, Shower room, Utility room and an impressive open plan Kitchen Diner and Family room that has been fitted with a wood burning stove and lovely wooden beam light fitments. The upper floor consists of two double Bedrooms, Family Bathroom and a Master bedroom benefitting from a dressing room and ensuite. The property benefits from oil central heating, solar panels and full double glazing. Outside, the property has a spacious driveway with parking for several cars and a double garage which has two electrically operated garage doors. The surrounding garden ground is mostly laid to lawn with a patio area at the rear providing an ideal spot for outdoor entertaining. Early viewing is highly recommended to appreciate all the property and location has to offer.

Location: Located on the outskirts of Banchory. Banchory is a pleasant town in the heart of Royal Deeside and rises elegantly from the Banks of the River Dee. The village boasts excellent schools with a wide range of local amenities. Along with a variety of shops, restaurants, and Raemoir Garden Centre within walking distance there are also hotels, library, health centre, dentists, golf course, and driving range. The area is rich in local history and outdoor pursuits right at your doorstep. Walking and cycling along the Deeside Way, canoeing and fishing in the sparkling waters of the River Dee, Skiing, and many more sporting activities are available in the surrounding area. There are two highly regarded primary schools and renowned academy. Aberdeen is within easy commuting distance and many popular Aberdeenshire villages less than a 40 minute drive from Banchory.

Directions: From Banchory travel on Dee Street (B974) heading towards Falls of Feugh Restaurant. Turn left following the sign for Tilquhille, follow the road over the bridge and take the first road on the right hand side. Follow this road along veering to the left hand side again signposted Tilquhille. Continue on this road and you will come to 2 Woodhead Stables on the right hand side, clearly identified by a Peterkins For Sale Sign.





The property boasts spacious living and bedroom accommodation throughout and comprises of:

On the ground floor:
Entrance Vestibule
Hallway
W.C.
Kitchen/Diner/Family room: 36'7" x 17'5" (11.20m x 5.18m)
Utility room: 14'3" x 8'9" (4.26m x 2.43m)
Lounge: 19' x 13'7" (5.79m x 3.96m)
Bedroom: 15' x 9'7" (4.57m x 2.74m)
Shower room

Upper Floor:
Master Bedroom: 13'7" x 11'8" (3.96m x 3.35m)
Dressing room: 5'9" x 6'3" (1.52m x 1.82m)
Ensuite
Bathroom
Bedroom: 17'3" x 8'8" (5.18m x 2.43m)
Bedroom: 17'3" x 8'4" (5.18m x 2.43m)

DOUBLE GARAGE

Do you want the best mortgage for you?
A Mortgage Advisor from our offices will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances. With our mortgage sourcing system we will review the best deals available from the UK's banks and building societies. For a free mortgage appointment, contact financial@peterkins.com or telephone 01467 672820. We may not be able to act for purchasers of the particular property. Authorised and Regulated by the Financial Conduct Authority. Your home may be repossessed if you do not keep up repayments on your mortgage. Written quotations are available on request.

All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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Aberdeen | Huntly | Inverurie | Keith

Inverurie
Tel 01467 672800 Fax 01467 672819 Email invprop@peterkins.com