

30 Raemoir Avenue, Banchory,
AB31 5UP

Offers Over £135,000

peterkins













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- End-Terraced Dwellinghouse
- Living Room with a Working Open Fire
- Exceptionally Spacious Dining Kitchen
- Two Double Bedrooms
- Wet Room
- Electric Heating
- Double Glazing
- Gardens to the Front, Side
- & Rear
- On Street Parking

Viewing contact Peterkins
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Ref: 48145/1
EPC: Band C
Council Tax: Band B
Tenure: Ownership

Description:

We are pleased to offer for sale this **two-bedroom end-terraced dwellinghouse** which enjoys a quiet position within a popular Banchory location. The property requires some modernisation/upgrading but would make an ideal starter family home. The accommodation spans over two floors and comprises of: Entrance hallway with a staircase leading to the upper floor; living room with a working open fire; exceptionally spacious dining kitchen with rear garden access. Upper Floor: Two double bedrooms; wet room; loft access. Outside there are gardens to the front, side and rear of the house together with on street and resident's parking. The property benefits from electric storage/panel heaters, solar panels and double glazing. The fitted flooring, white goods, light fittings and blinds will be included in the sale.

Location:

Banchory is a wonderful, picturesque town situated only 18 miles west of Aberdeen City Centre with three access roads, which adds to the inherent of attractions the town has to offer and makes property on Deeside much sought after. Banchory has a comprehensive range of shops, independent coffee shops, restaurants, pubs and several excellent hotels. There are sought after nursery, primary and secondary schools nearby. The town also boasts an 18- and 9-hole golf course, driving range, community centre, tennis courts, bowling green and a sports village with a 25m swimming pool and gym. Other leisure pursuits such as fishing, riding, skiing etc. are available in the area.

Directions:

Enter Banchory on the A93 from Aberdeen and continue for some distance. Turn right at the traffic lights onto Raemoir Road and take the second road on the right onto Raemoir Avenue. Follow the road round to the right and number 30 is situated on the right-hand side as indicated by our "For Sale" sign.

Hallway:

A part glazed uPVC exterior door gives access to the hallway; carpeted staircase with handrail leads to the upper floor; window to the front of the house fitted with "Venetian" blinds; electric meter cupboard; coat hooks; smoke detector; pendant light fitting**;** coir matwell; fitted carpet; doors leading through to the living room and dining kitchen.

Living Room: 11'3 x 6'9 (3.42m x 2.66m) approx.

The living room is positioned to the front of the house; triple formation window; fireplace complete with a tiled inset/hearth and working open fire; two wall lights; smoke and CO detectors; ceiling cornice; three branch ceiling light fitting; fitted carpet; walk through to dining kitchen.

Dining Kitchen: 18'9 x 8'4 (5.72m x 2.54m) approx.

Exceptionally spacious dining kitchen fitted with an excellent range of beech effect base and wall mounted cabinets; additional glass display cabinets; contrasting work surfaces and splashback tiling; stainless steel sink and drainer with a mixer tap; ceramic hob; built-in oven; washing machine; fridge/freezer; built-in storage cupboard; water boost heater; two windows overlooking the rear garden fitted with roller blinds; heat detector; two ceiling light fittings; vinyl flooring; a part glazed uPVC exterior leads out to the rear garden.





Upper Floor:
Hatch to the loft; electric storage heater; handrail; smoke detector; pendant light fitting; fitted carpet; doors to the remaining accommodation.

Bedroom 1: 14'10 x 8'4 (4.53m x 2.55m) approx.
Spacious double bedroom with a triple formation window to the front of the property fitted with "Venetian" blinds; large walk-in storage cupboard; open wardrobe with shelf and hanging rail; electric panel heater; pendant light fitting; fitted carpet.

Bedroom 2: 11'6 x 8'8 (3.50m x 2.64m) approx.
Light and airy double bedroom with a rear garden aspect; triple formation window fitted with "Venetian" blinds; built-in wardrobe with sliding doors; built-in cupboard housing the hot water tank; electric panel heater; pendant light fitting; fitted carpet.

Wet Room:
Fully aqua panelled wet room fitted with a W.C, corner wall hung wash hand basin and walk-in shower area complete with an electric shower and shower curtain; "Dimplex" wall heater; frosted window to the rear of the house; extractor fan; ceiling light fitting; anti-slip flooring.

Outside:
There are gardens to the front, side and rear of the property. The front garden flower beds are well stocked with flowering plants/shrubs, there is also a paved pathway and steps leading up to the front door. The side garden is laid for low maintenance to stone chips and has a shared path leading round to the rear garden. The rear garden is also laid mainly to stone chips with a paved patio area; rotary dryer; timber garden shed; store; outdoor water tap; flower bed.

Parking:
There is on street parking together with garages that may be leased from Aberdeenshire Council.

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 01224 428000. 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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