



3 Townhead Cottages, Ardoe,  
Banchory-Devenick, AB12 5XX

Offers Over £230,000

**peterkins**



## 3 Townhead Cottages, Ardoe, Banchory-Devenick, AB12 5XX

Offers Over £230,000

- Semi – Detached Cottage with Stunning Countryside Views
- Living Room with Multi-Fuel Stove
- Breakfast Kitchen
- Three Double Bedrooms
- Good Sized Bathroom
- Insulated/ Fully Floored Loft with Power and Lights
- LPG Gas and Solid Fuel Central Heating
- Double Glazing
- Well-Maintained Gardens
- Private Parking Spaces

Viewing contact Seller on 07946  
065085

Ref: 48220/1

EPC: C

Council Tax: C

Tenure: Ownership

### Description:

Early viewing is essential to appreciate this fabulous **three-bedroom semi-detached dwellinghouse** situated within a highly sought after area of the Ardoe Banchory - Devenick with spectacular views over the surrounding countryside. Presented in immaculate condition the property boasts fresh décor complimented by quality blinds, curtains and floor coverings. The accommodation spans over two floors and comprises of: Entrance vestibule; hallway with a staircase leading to the upper floor; living room with feature multi-fuel stove; breakfast kitchen; bathroom with an over bath shower. Upper Floor: Three double bedrooms; loft access to a fully floored loft. Outside there are well maintained gardens to the front and rear of the house and private parking for up to 6 vehicles shared with Number 2 Townhead Cottages. Heating is provided by dual source via both gas and solid fuel central heating system and all windows are double glazed. The fitted flooring, blinds, certain white goods and light fittings will be included in the sale.

### Location:

The property is set in an idyllic location ideally suited for semi-rural living and lies approx. 6 miles from Aberdeen City Centre and the excellent retail facilities at Bridge of Dee which include Sainsburys, ASDA, Boots and B&Q outlets are nearby and is only 5 miles from Portlethen with the Badentoy retail park which includes B&M, Home Bargains, Argos and ASDA. North of the River Dee are the villages of Cults, Peterculter and Milltimber where further leisure, sporting and shopping amenities are to be found. Seasonal activities are also available further along Royal Deeside including mountaineering, skiing and there are a variety of excellent golf courses including those at Banchory, Inchmarlo, Aboyne and Ballater with Paul Lawrie Golf Centre nearby and great for lunch at their Clarets cafe. In addition, there are good walks from the property including along the River Dee, and to local restaurant and bar at Ardoe House Hotel which is only 20 minutes' walk away and boasts a spa and health club..

### Directions:

From Aberdeen travel along Leggart Terrace onto the South Deeside Road for approx. 1.5 miles, immediately after the Banchory-Devenick church turn left and continue for 200 metres and then take the first right past the white house. Proceed along this road for approx. 1.5 miles and the property is located on the left-hand side of the road, as indicated by our "For Sale" sign.

### Entrance:

A part glazed uPVC exterior door gives access to the entrance vestibule; under stair storage cupboard; radiator; ceiling light fitting; fitted carpet; a part glazed door leads through to the hallway.

### Hallway:

Welcoming hallway with a window to the front of the property fitted with a "Roman" blind; a carpeted staircase with balustrade and handrail leads to the upper floor; radiator; smoke detector; pendant light fitting; fitted carpet.

### Living Room: 14'2 x 13'1 (4.32m x 4.00m) approx.

Tastefully presented living room with a double window to the front of the house providing stunning countryside views over Blairs and out over the valley towards Milltimber; feature fireplace complete with a multi-fuel stove and back boiler set on a slate style hearth; alcove; radiator; smoke and CO2 detectors; ceiling cornice; four ceiling light fittings; newly fitted carpet; pocket door which gives access to the breakfast kitchen.

### Breakfast Kitchen: 13'1 x 7'9 (4.00m x 2.36m) approx.

Well-equipped breakfast kitchen fitted with an excellent range of cream base and wall mounted cabinets linked by co-ordinated work surfaces and wall tiles; under cabinet lighting; 1.5 x ceramic sink and drainer with a mixer tap; ceramic hob with an extractor hood above; built-in double oven; fridge/freezer; integrated dishwasher; pantry with an additional storage cupboard above; radiator, wall mounted central heating controls; window with a rear garden outlook fitted with a roller blind; heat detector; LED batten light; new vinyl flooring; a part glazed door gives access to the rear garden.



**Bathroom:** 8'9 x 7'3 (2.68m x 2.22m) approx.

The bathroom is fitted with a white three-piece suite comprising of: W.C., wash hand basin with pedestal and bath complete with an overhead mixer shower and glass shower screen; wall tiles around bath and behind sink; wall mounted mirrored medicine cabinet; two frosted windows to the side and rear of the property fitted with "Venetian" blinds; combination electric and central heating radiator and heated towel rail; coat hooks; ceiling light fitting; tiled floor.

**Upper Hallway:**

Window to the side of the house fitted with a "Roman" blind; radiator; CO detector; pendant light fitting; fitted carpet. A hatch with attic ladder leads to the floored and insulated loft which houses the central heating boiler and small chest freezer (to remain).

**Bedroom 1:** 13'9 x 10'3 (4.19m x 3.12m) approx.

Bright and airy double bedroom with two windows to the front of the property providing beautiful views over the surrounding countryside; built-in wardrobe with sliding doors; walk-in cupboard/ wardrobe with shelves and hanging rail; radiator; fitted carpet. **Note:** The ceiling light fitting will not be included in the sale.

**Bedroom 2:** 11'11 x 9'10 (3.62m x 2.99m) approx.

Spacious second double bedroom with a lovely rear garden aspect; window; radiator; ceiling cornice; pendant light fitting; fitted carpet. **Note:** The light shade will not be included in the sale.

**Bedroom 3:** 10'0 x 8'7 (3.04m x 2.63m) approx.

Good sized third double bedroom with a lovely rear garden outlook; window; radiator; three pendant light fitting; fitted carpet.

**Outside:**

There are well-maintained gardens to the front and rear of the house. The front garden is mainly laid to grass with a paved patio area, outdoor water taps and power socket. The rear garden is also mainly laid to grass with a further three outdoor water tap and orchard area stocked with apple, plum and pear trees. In addition, there are blackcurrants, gooseberries and a vegetable patch. At the top of the garden is a further patio area, ideal for sitting out and enjoying the summer months. The greenhouse, shed with power and lighting and wood stores will remain. The stone built outhouse is fitted with power and a light. **Note:** The gas canisters are located on the gable wall.

**Parking:**

There is a private parking area shared only with Number 2 Townhead Cottages with room for up to 6 vehicles.



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](mailto: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.

**peterkins**

Aberdeen | Huntly | Inverurie | Keith | Alford

Aberdeen

Tel 01224 428100

Fax 01224 623191

Email [propcen@peterkins.com](mailto:propcen@peterkins.com)