

7 DUNGEITH AVENUE,
BANCHORY AB31 5UA

OFFERS OVER £115,000

peterkins













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Banchory
AB31 5UA

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- 2 bedroomed upper floor flat
- Central Banchory location with lovely open views over rooftops towards the surrounding hills and woodland
- Well-proportioned living and bedroom accommodation
- Gas central heating
- Full double glazing
- Communal parking at the front
- Communal garden at the rear
- Exclusive single garage nearby

Viewing by appointment only please contact Peterkins on (01467) 672800

EPC: C
Council Tax Band: D

Description: We are pleased to offer for sale this **two bedroom upper floor flat** which enjoys an extremely convenient yet peaceful location just a short walk from the centre of Banchory and with stunning views over surrounding rooftops. The accommodation is well proportioned comprising of a lounge, kitchen, bathroom and two double bedrooms both benefitting from built-in wardrobes. The property also benefits from double glazing and gas central heating. The communal areas of the building are well maintained and externally, there is residents' parking at the front and shared garden at the rear with an exclusive single garage located within the nearby courtyard. Viewing is recommend to appreciate all this property and location has to offer.

Location: Banchory is a pleasant town in the heart of Royal Deeside and rises elegantly from the Banks of the River Dee. The village boasts an excellent wide range of local amenities, with a variety of shops, restaurants, and Raemoir Garden Centre. 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 the High Street in Banchory, turn right up Mount Street at the side of the Burnett Arms Hotel and take the first turning on the left onto Dungeith Avenue. Number 7 is located in the block in front, as indicted by our For Sale board.

Communal Entrance/Stairwell: Steps to the front of the building lead to a well maintained communal entrance and stairwell to the property. Within the building, further set of steps lead down to a rear glazed wooden door providing access to the communal rear garden/drying area.

Hall: Entered via a hardwood security door, the hallway gives access to all accommodation and a built in shelved cupboard. Low level cupboard houses the consumer unit and meter. Access hatch into loft space. Ceiling lights; smoke alarm; thermostat and carpet with mat well.

Lounge: 15'9'' x 13'3'' (4.80m x 4.03m) A good sized bright room with space for a range of lounge furniture and a dining table and chairs if desired. Two windows to the front fill the room with natural light and provide lovely open views. Ceiling light; television and telephone points and carpet.

Kitchen: 10'2'' x 8'9'' (3.09m x 2.66m) Fitted with a range of base and wall units, coordinating worktops and splashback tiling. Stainless steel sink with drainer, mixer tap and a window above. Space plumbed for washing machine and a slot in cooker. Built in shelved cupboard with further space for an appliance below. Central heating boiler is wall mounted in the corner. Ceiling light fitment; carbon monoxide alarm and carpet.





Bedroom: 9’10’’ x 9’ (2.97m x 2.74m) This bedroom can accommodate a double bed and benefits from a built in wardrobe with sliding doors, hanging rails and shelving. Ceiling light; window and carpet.

Bedroom: 11’5’’ x 9’10’’ (3.47m x 2.99m) Generous bedroom with ample space for a double bed along with a range of freestanding furniture. Window to the rear with open views. Built in wardrobe with sliding doors, hanging rails and shelving. Ceiling light and carpet.

Bathroom: Comprising of a toilet, wash hand basin and a bath with shower curtain and a mains fed shower head above. Splashback tiling with fitted shelf and mirrored wall cupboard. Window with stunning views over the rooftops. Ceiling light and carpet.

Outside: There is shared residents’ parking provided at the front of the building and a shared garden at the rear with rotary clothes dryer. An exclusive single garage is located within the nearby courtyard, it benefits from an up and over door.

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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