



# 23 Highfield Avenue

Banchory, Aberdeenshire AB31 4FB



mackinnons  
solicitors





Enter the property via the front door into a dual aspect vestibule which leads to the main hallway.

To the front of the property is the inviting lounge which features a large window, and an electric fire set in a stylish surround and mantel.

Adjacent to the lounge is the dining kitchen. A bright room with a pleasant outlook to the rear, the dining kitchen is fitted with a range of medium wood effect base and wall units with contrasting grey worktops. Integrated appliances comprise electric hob with extractor fan above, a microwave and an oven. There is space for a free-standing fridge freezer, which is included in the sale price.

From the dining kitchen, a door connects to the utility room with a further door providing access to the rear garden. The utility room offers additional storage and a work surface with space below for free-standing white goods.

Returning to the hallway, the carpeted staircase ascends to the upper floor landing.

There are three bedrooms on the upper floor. The principal bedroom is to the rear and bedrooms two and three to the front. Bedrooms one and two offer fitted storage facilities.

Completing the upper floor is a three piece bathroom suite with a shower over the bath, window and extractor fan.

We are pleased to bring to the market this well presented three bedroom, semi-detached two storey property.

Occupying an enviable plot with open countryside to the rear, 23 Highfield Avenue is further enhanced by off road parking.

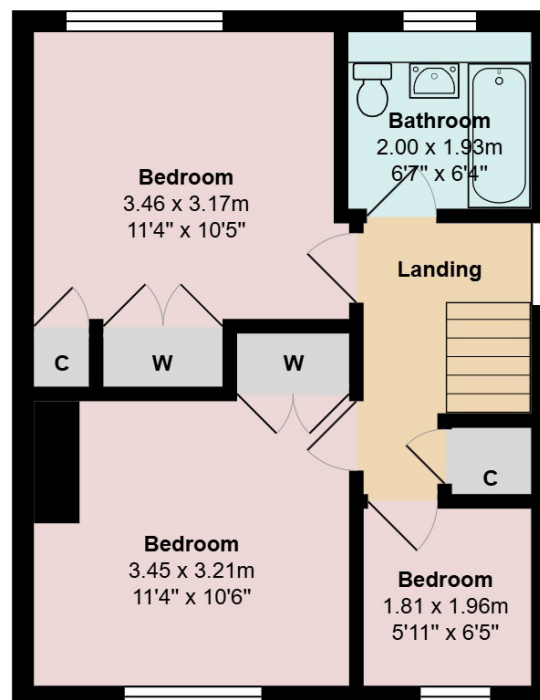
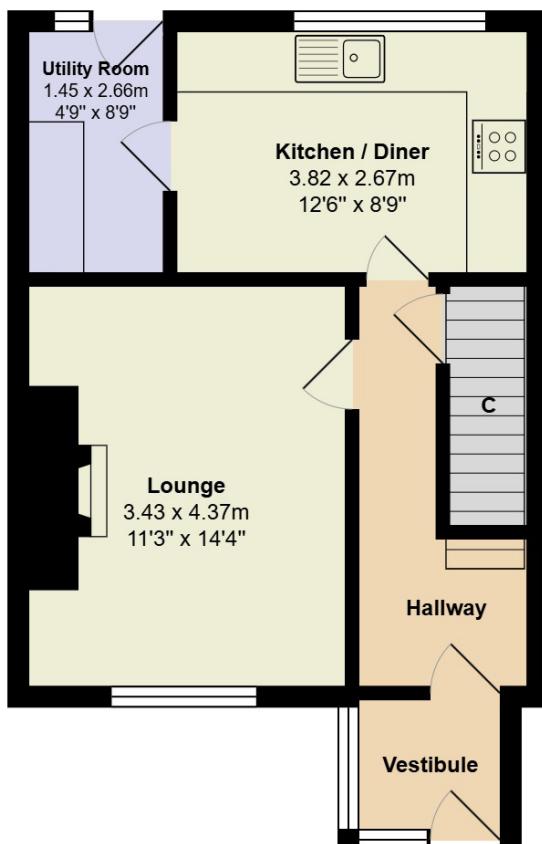
The property boasts a convenient location within the desirable Deeside town of Banchory within close proximity of Banchory Primary School, Banchory Academy and other amenities.







- Oil Fired Central Heating
- Double Glazing
- Mains Water/Drainage
- Off Street Parking
- Convenient Location



These particulars are intended to give a fair representation of the property and whilst every care has been taken in their compilation they are not guaranteed and do not form part of any contract. Areas, measurements and distances are given only as a guide and any plans are for identification only and are not to scale.

## Terms

### Council Tax

Band D

### EPC

Band D

### Entry

By Arrangement

### Viewing

Contact Solicitors  
013398 87665

## our services

- Sales
- Purchases
- Leasing
- Property Management
- Wills
- Powers of Attorney
- Estate Planning
- Executries
- Commercial
- Business
- Employment
- Debt Recovery
- Insolvency
- Shipping
- Marine



www.carbonbalancedpaper.com

produced by xci.com | 01224 878799