



5 Beltie Cottages

Inchmarlo, Banchory, Aberdeenshire AB31 4AP



mackinnons
solicitors



Enter the property at the front into a bright entrance hallway which allows access to all accommodation. A hatch in the hallway provides access to the attic via a drop down ladder and a high level cupboard conceals the electricity apparatus.

The lounge enjoys a sunny aspect to the front, it is semi-open plan with the dining kitchen with doors between the two providing separation when required.

The dining kitchen is of generous proportions. It is fitted with a range of white matt base and wall units with complementing wooden work surfaces and co-ordinating tiled splashbacks. The units provide a divide between the kitchen and the dining area which is sufficiently proportioned to allow for the placement of a large table and chairs. Fully glazed double doors connect the dining area to the rear garden.

There are two double bedrooms off the hallway, one to the front and one to the rear of the cottage. Both bedrooms have space for free standing storage and the wardrobes in both bedrooms are to remain and are included in the sale price. Completing the accommodation is the three piece bathroom comprising a bath with shower above, WC, wash hand basin set in a vanity unit with wall mounted mirrored cabinet and electric charging point above. A window and an extractor fan provide ventilation.

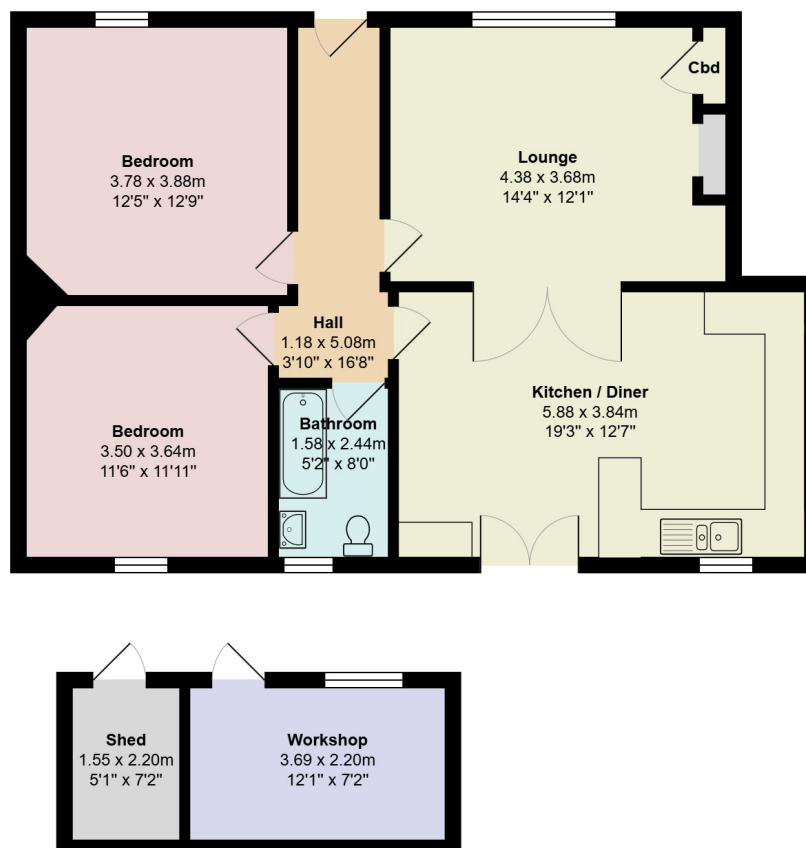
We are pleased to bring to the market this charming, two bedroom semi-detached bungalow. Enjoying a peaceful location in a street with no through traffic, 5 Beltie Cottages enjoys the benefits of semi-rural living, just a short drive from the popular town of Banchory. Off street parking, a sunny aspect, a fully enclosed garden to the rear, close proximity to bus stops in both directions, river and woodland walks direct from the door enhance the property further.

All factors combined with the rare opportunity for a purchaser to acquire one of just six such properties mean that early viewing is recommended.





- Oil Central Heating
- Double Glazing
- Fully Enclosed Gardens
- Off Road Parking
- Mains Water
- Private Drainage



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

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By Arrangement

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