



Clochnaben

Silverbank, Banchory, Aberdeenshire AB31 5PY



mackinnons
solicitors



We are delighted to bring to the market this deceptively spacious two bedroom, bungalow with sun room and dining kitchen. Well laid out accommodation allows for ease of movement around this single storey dwelling, whilst attic rooms provide versatile additional space.

Externally, Clochnaben benefits from a generous tiered garden, a garage and parking to the rear with additional off road parking at the front.

Conveniently located close to many of Banff's amenities, this property will appeal to a variety of prospective purchasers and viewing is recommended to appreciate the accommodation and outside space available.



Enter the property at the side via the partially glazed main door into a vestibule with hatch to the sub floor. The vestibule gives access to the main hallway, which in turn leads to the lounge, dining kitchen, two bedrooms and family bathroom. Concealed behind a door in the hallway is a fixed ladder with banister which allows access to the attic rooms which include a cloakroom WC.

The lounge is a bright and inviting room which is semi open plan with a triple aspect sun room. The lounge features a gas fire set on a stone hearth with a stone surround and wooden mantel piece. The lounge and sun room are linked by a rectangular opening. The sun room has windows to the east, south and west, with a door in the southerly end providing access to the front of the property.

The dining kitchen is to the rear of Clochnaben and has ample space for the placement of a table and chairs. A door from the kitchen leads to a paved patio which is ideally positioned for al fresco dining.

Clochnaben has two double bedrooms, both are tranquil rooms. Bedroom two is served by an en-suite cloakroom WC and bedroom one benefits from fitted storage.

Completing the ground floor is the fully tiled four piece shower room.





Terms

Council Tax

Band D

EPC

Band D

Entry

By Arrangement

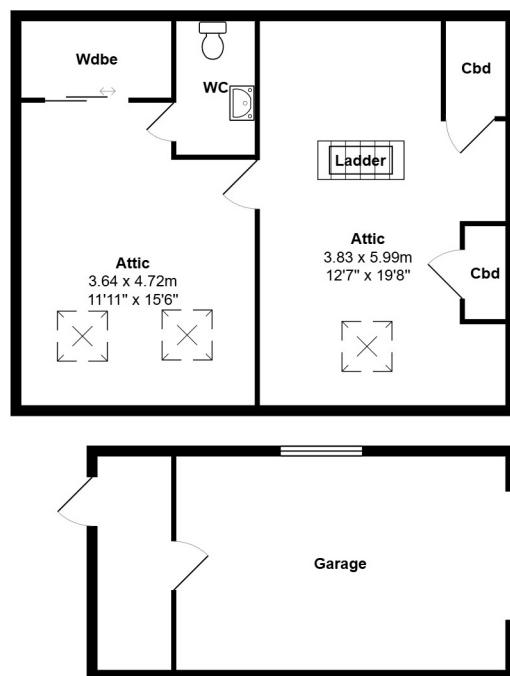
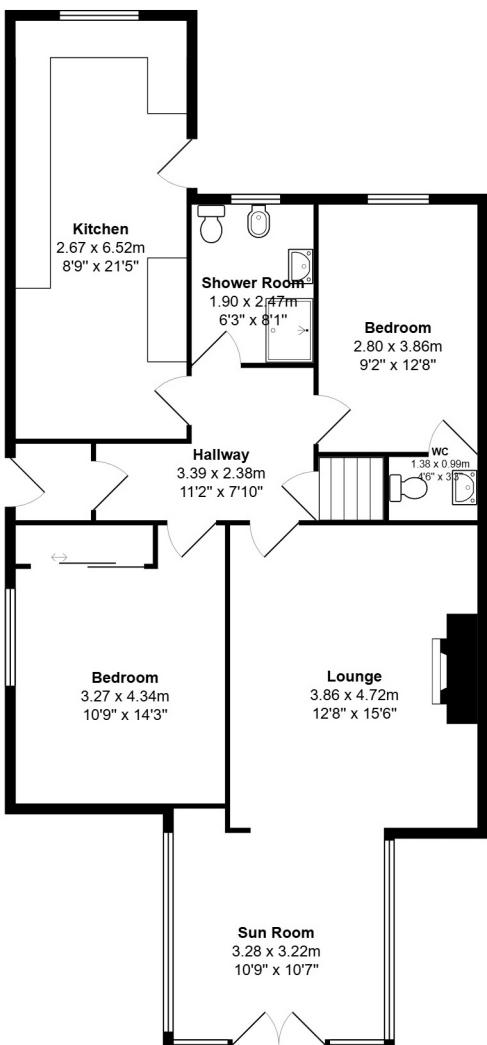
Viewing

Contact Solicitors

013398 87665

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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.



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