



Brooklyn

Raemoir Road, Banchory, Aberdeenshire AB31 4EJ



mackinnons
solicitors



Brooklyn benefits from front, rear and side entrances. Entering at the front, the main door opens into an inviting hallway which leads to all ground floor accommodation, with a fixed stair giving access to the upper floor. The hallway benefits from a deep fitted pantry cupboard with lighting, shelving and floor storage.

The lounge is a tranquil, dual aspect room with windows to the front and side. Featuring a recessed stove set on a slate hearth with a display alcove to one side, a cupboard below the alcove houses the electrical apparatus. This lovely, bright and cosy south facing room is perfect for use during the day and into the evening.

Positioned at the rear of the home, the dining kitchen is sufficiently proportioned for the placement of a table and chairs.

There are two double bedrooms on the ground floor, one to the front and one to the rear of the property. Both bedrooms provide fitted storage, and the rear bedroom has patio doors out to the side garden.

Completing the ground floor, the centrally set four piece family bathroom.

A fixed, carpeted stair leads from the hallway up to the first floor landing which, in turn leads to two bright, south facing, generously proportioned attic rooms which are currently utilised as bedrooms..

Off the landing, an accessible hatch gives walk-in access to a fully floored attic storage area with sky light and lighting.

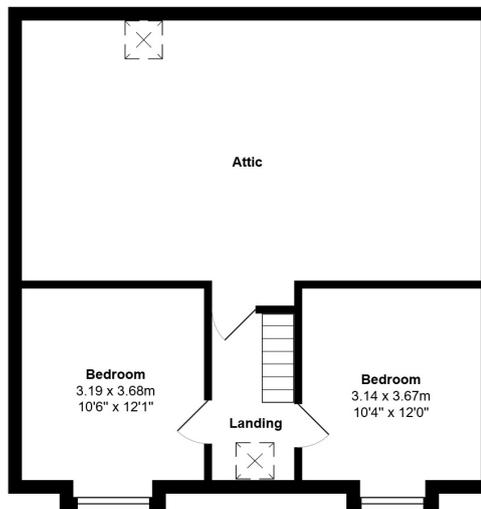
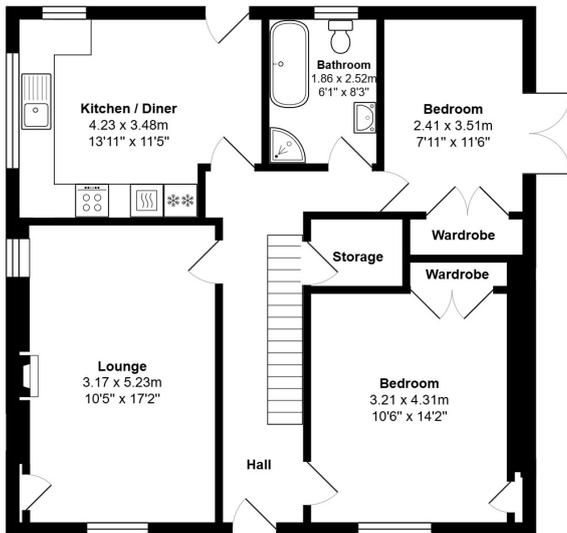
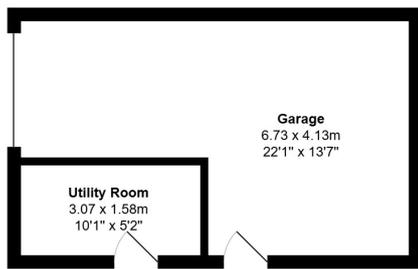
We are pleased to bring to the market this charming and deceptively spacious, two bedroom, two public room and two attic room, detached family home. Brought to the market in walk in condition, Brooklyn provides accommodation suitable for single floor living whilst benefitting from two spacious and versatile attic rooms.

Externally the property boasts extensive partitioned outbuildings including a garage, off road parking and thoughtfully zoned gardens to the front and easterly side.





- Air Source Heating
- Solar Panels
- Mains Water
- Private Drainage
- Two Generous Attic Rooms
- Garage, Parking and Outbuildings



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

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EPC

Band D

Entry

By Arrangement

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