



7 Lawson Avenue

Banchory, Aberdeenshire AB31 5TW



mackinnons
solicitors



The entrance door leads into the vestibule area and then on to the welcoming hall from which a staircase ascends to the first floor.

The lounge has spectacular views across the surrounding hills and countryside via full length windows. A further window to the front of the property allows ample natural light into the room.

The bright dining kitchen is fitted with a good range of modern gloss base and wall units, extensive solid wood work surfaces, incorporating a stainless steel sink with drainer and a four ring induction hob. There is an integrated electric oven, dishwasher, and space for a free standing fridge freezer.

A utility room has a range of base and wall units, a wood effect roll top work surface, central heating boiler with mains pressure hot water tank, free standing washing machine and tumble dryer which will be included in the sale.

Returning to the reception hall, the principal bedroom suite to the rear benefits from a large wardrobe with hanging and shelving space.

A second double bedroom overlooks the front of the property.

Completing the ground floor accommodation is the bright, modern family bathroom.

We are delighted to bring to the market this immaculately presented four/five bedroom detached property with double garage, in the popular Deeside town of Banchory.

The property provides well proportioned, beautifully presented, versatile family living accommodation and the opportunity for ground floor living.

Occupying a generous plot with breathtaking views over Scolty Hill and the surrounding countryside while boasting a well established and fully enclosed rear garden, with ample off-street parking to the front. Early viewing is highly recommended.





The carpeted staircase, leads to the first floor.

A generously proportioned bedroom/lounge has a picture window overlooking the rear garden as well as two Velux windows providing views over the countryside.

Double bedroom three has views overlooking the hills with two Velux windows and benefits from a built in wardrobe providing hanging and shelving space. Double bedroom four is generous room and overlooks the front and the side of the property, ample room for free standing furniture.

Completing the living accommodation is the bright shower room.



The property benefits from a generous zoned garden. Well established, it offers mature shrubs, colourful flower borders, several areas of lawn, raised composite decking and patio areas providing several options for "al fresco" dining and capturing all the days sunlight.

A tarred driveway provides parking for several cars and leads to a double garage with electric door complete with power and light. A timber gate leads to the rear garden. Electric car charging point.

All carpets, curtains, blinds, light fittings, and white appliances will be included in the sale except for the free standing fridge freezer.



- Gas Central Heating
- Double Glazing
- Mains Drainage
- Four/Five Bedrooms
- Two Ground Floor Bedrooms
- Spectacular Views
- Double Garage
- Off Street Parking

Terms

Council Tax
Band G

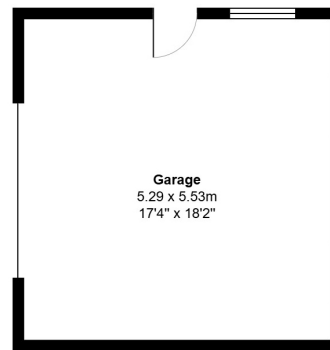
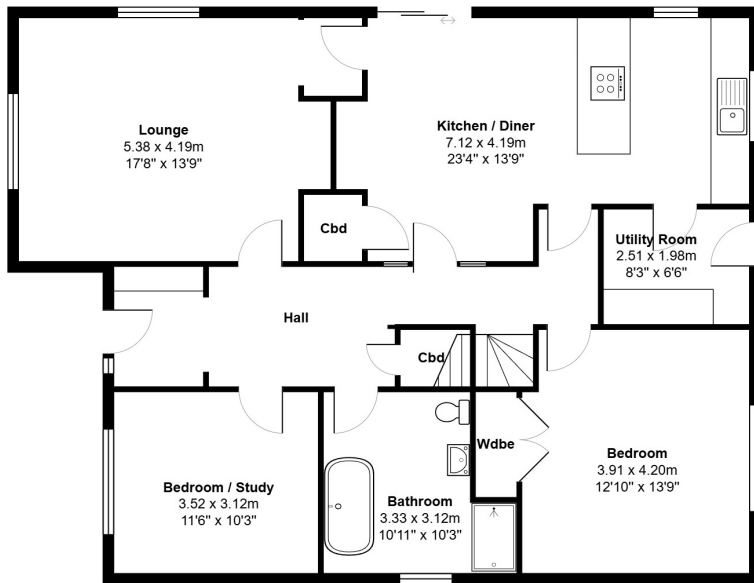
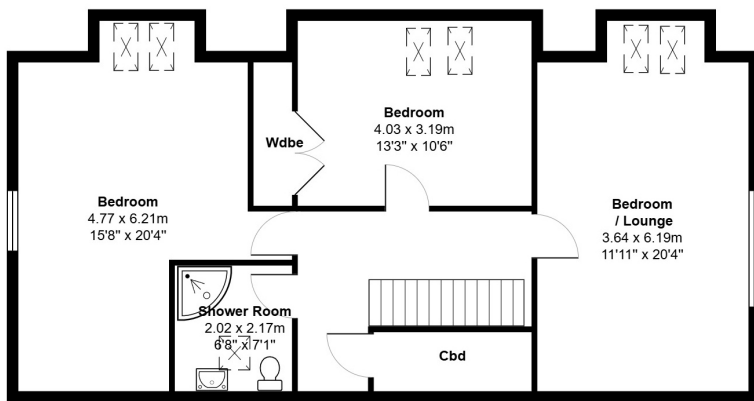
EPC
Band C

Entry
By Arrangement

Viewing
Contact Solicitors
01224 868687

OUR services

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



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.

 **CARBON
BALANCED
PAPER**
www.carbonbalancedpaper.com
CBP022715

produced by  xtc.com | 01224 878799