



20

Lawson Avenue

Banchory, Aberdeenshire AB31 5TW



mackinnons
solicitors



The hardwood entrance door leads into the vestibule area and then on to the hall through a glazed door from which a staircase ascends to the first floor. The electricity circuit breakers are located within the vestibule.

Overlooking the front and rear garden the lounge has ample space for free-standing furniture. A feature of this room is the open fire set in a stone fire surround.

The dining kitchen again is fitted with a good range wood effect base and wall units, with complimenting surfaces, incorporating a stainless steel sink with drainer and a five ring gas hob. There is an integrated electric oven, free-standing washing machine and fridge. Wood burning stove set on a slate hearth. The gas central heating boiler is located in the kitchen. Solar panels for heating the water.

Completing the ground floor accommodation is a cloakroom with WC and sink.

Ascending the carpeted staircase to the first floor, the landing provides access to the attic via a ceiling hatch. On the first floor there are three double bedrooms, two with fitted storage and one also with access to eaves storage.

Completing the first floor accommodation is a family bathroom with a walk-in shower enclosure which is fully tiled and includes a mains shower appliance. Bath, wash hand basin and separate WC.

All fitted floor coverings, curtains, blinds, light fittings, integrated kitchen appliances and free-standing kitchen appliances are to be included in the sale.

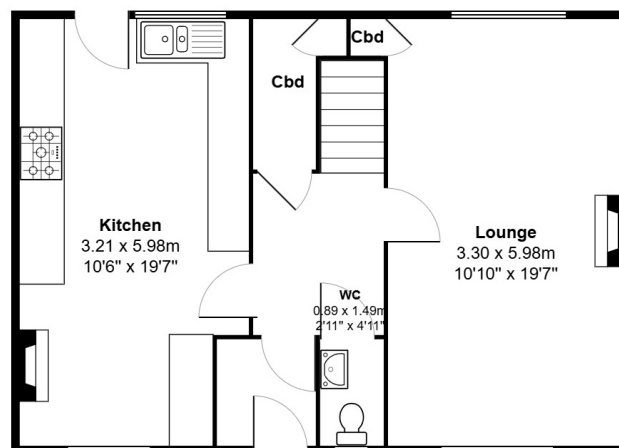
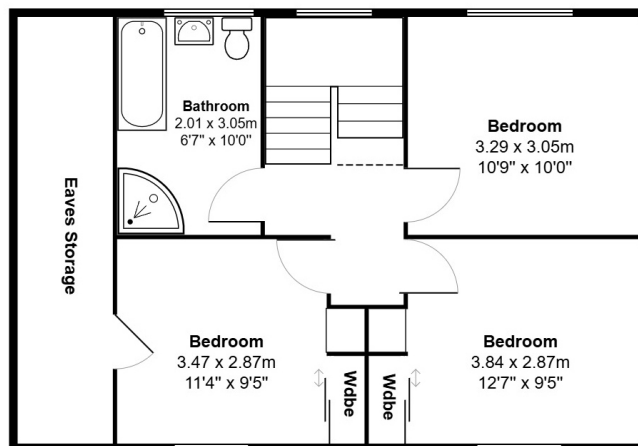
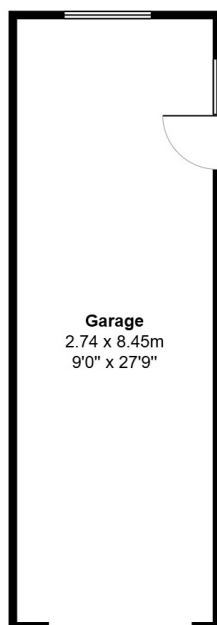
We are pleased to bring to the market this three bedroom detached property, in the popular town of Banchory.

The property provides well proportioned family living accommodation. Banchory is approximately eighteen miles west of Aberdeen, making for an easy commute to Aberdeen city, Westhill and Kingswells. The town is well served by nurseries, while the property also lies within walking distance of Banchory Primary School and the Academy. Locally, there is a wide range of recreational and sporting activities including 18 and 9 hole golf courses, driving range, bike trails and tennis courts, while salmon and trout fishing are both available on the Rivers Dee, Feugh and at Raemoir Trout Fishery. Surrounded by low hills, Banchory offers numerous walks, including the popular trek to the summit of Scolty Hill, and walks around Crathes Castle and the neighbouring Milton of Crathes.





- Gas Central Heating
- Double Glazing
- Mains Drainage
- Dining Kitchen
- Three Double Bedrooms
- Single Garage



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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