



2 Innermarkie Wynd

Torphins, Aberdeenshire AB31 4HF



mackinnons
solicitors



Enter the property via the front door into a bright and inviting vestibule with an exposed granite wall. A door in the vestibule allows access to the integral garage.

A glazed door with glazed side panel leads to the ground floor entrance hallway which also features an exposed granite wall. The entrance hallway leads to the dining kitchen and houses stairs to the upper ground floor and other levels. The property benefits from excellent fitted hallway storage throughout.

The lower level of the ground floor houses the dining kitchen which is a double aspect room, with windows to the side and front, providing ample space for the placement of a table and chairs.

Adjacent to the dining kitchen and located on the upper ground floor level, is a versatile room which is currently used as a family room and is classed as the fourth double bedroom in the description. Flooded with natural light, this lovely room has doors leading out to the rear garden.

Also on the upper ground floor level, is a second double bedroom with space for free standing storage.

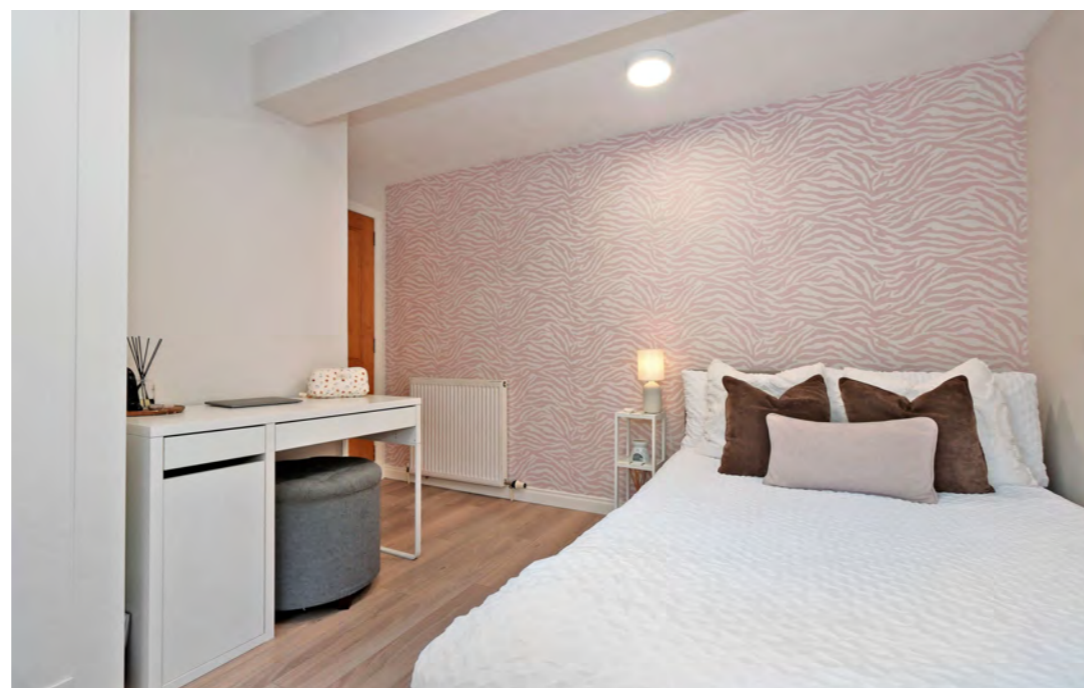
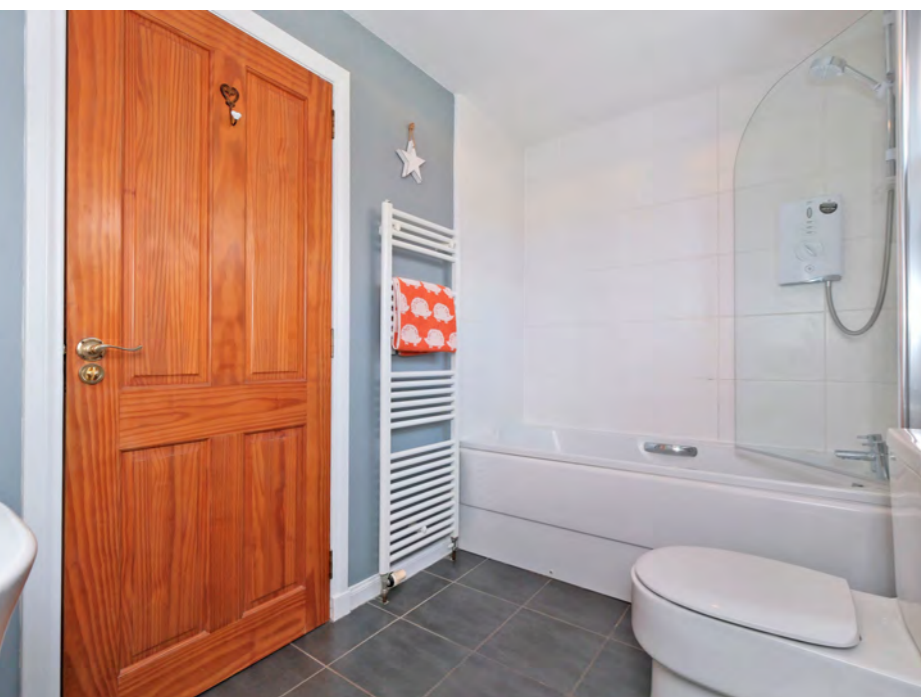
To the rear of the property is the utility room.

Completing the upper ground floor is a two piece WC cloakroom comprising WC, wash hand basin, heated towel radiator and a window.

We are delighted to bring to the market this immaculately presented, four bedroom, two public room, semi-detached property. With a layout which needs to be viewed to be fully appreciated, 2 Innermarkie Wynd boasts many fine features, and is presented to the market in turn-key condition. The property is further enhanced by a peaceful location within close proximity of the primary school, nursery and all other amenities which are available in the sought after village of Torphins.

Externally, the property benefits from off-road parking and an integral garage.





Returning to the entrance hallway, a carpeted staircase ascends to the first level of the upper floor where the lounge is located. A striking dual aspect room, the lounge has a window to the side and doors leading out to a south facing, canopied balcony. The balcony is large enough for the placement of seating and plants. Another notable feature of the lounge is the recessed stove set on a slate hearth with a wooden surround and mantel piece.

There are two double bedrooms on the upper floor. The principal bedroom features a large walk-in wardrobe and is served by a three piece en-suite shower room.

Completing all accommodation is the three piece family bathroom.



Innermarkie Wynd benefits from a single integral garage and parking to the front, side and rear.

The remainder of the front garden consists of well stocked borders containing a variety of plants and shrubs.

The fully enclosed, tiered rear garden is a haven of tranquillity. Accessible via large wooden gates and a second gate at the easterly gable, the lower level lends itself to parking or outdoor seating. Raised beds flank a stone staircase to the upper level. The upper level is mainly laid to lawn interspersed with a variety of mature trees and shrubs.

As previously mentioned, a canopied balcony is positioned outside the lounge.



- Oil Central Heating

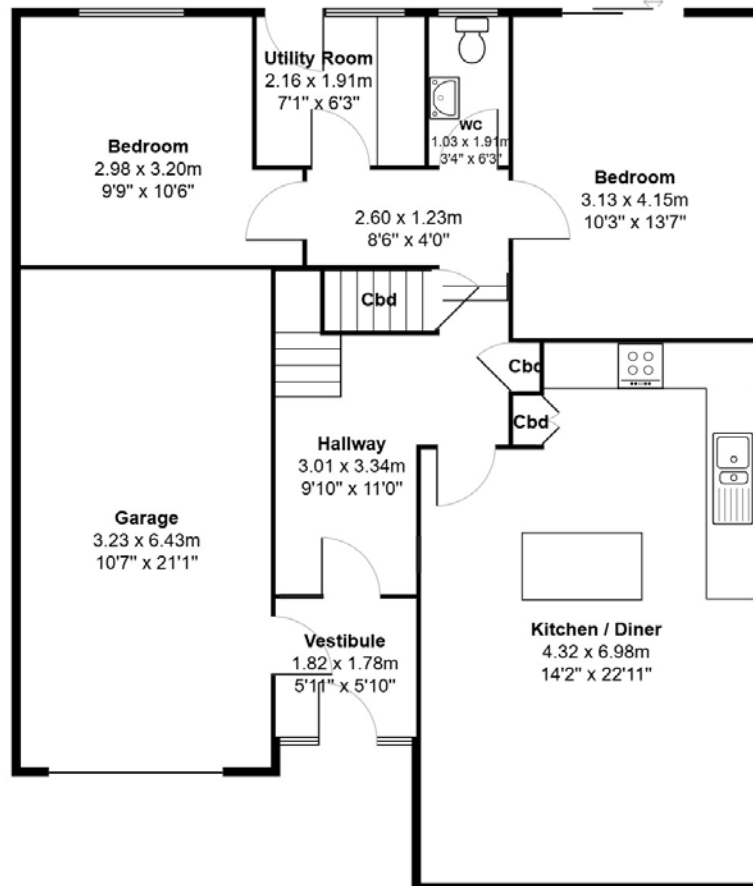
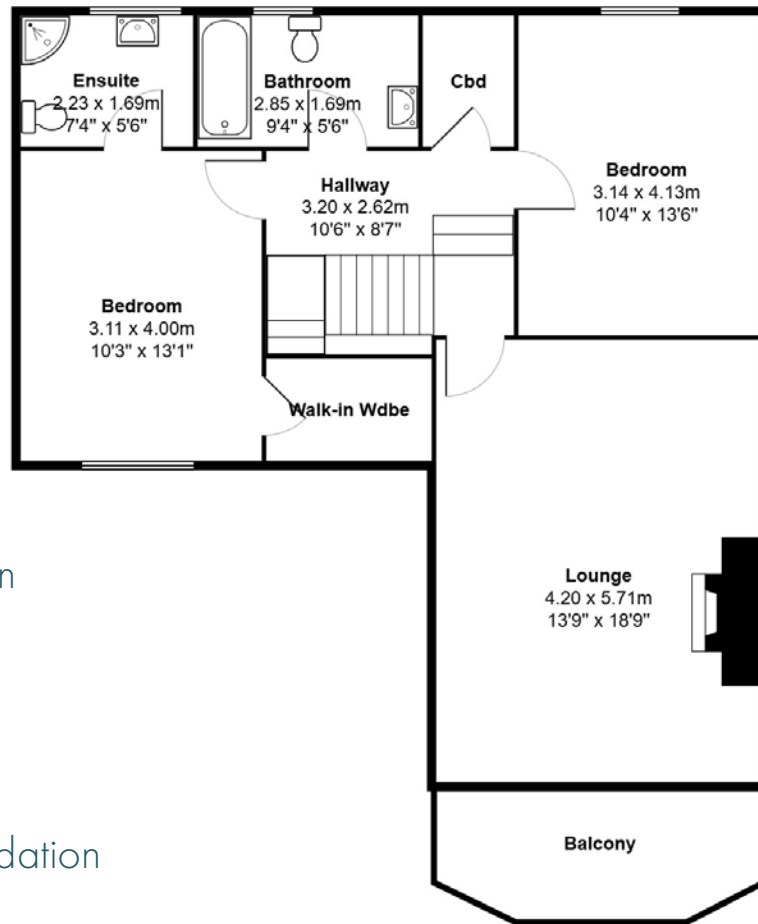
- Double Glazing

- Mains Drainage and Water

- Convenient Location

- Walk-In Condition

- Versatile Accommodation



Terms

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013398 87665

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- 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.

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