



7 Scolty Place

Banchory, Aberdeenshire AB31 5WA



mackinnons
solicitors



The generously proportioned sitting/dining room enjoys dual access into the kitchen and the internal hall that leads to the bedrooms and the bathroom. A galley style kitchen, fitted with light oak base and wall cabinets with chrome fittings, pelmets and concealed lighting, provides ample storage with integrated appliances. From the kitchen open access to the utility area provides additional storage and a door to the back garden.

Two double bedrooms benefit from wall-to-wall fitted wardrobes with sliding doors and the internal hallway offers additional storage by way of two built-in cupboards. The contemporary bathroom is tastefully presented with white tiling and white three piece suite with electric shower over bath. There is laminate flooring throughout most of the living and bedroom accommodation and ceramic tiled floors to the kitchen, utility room and bathroom. White panelled doors and glazed doors to some rooms allow additional natural light to flow.

Outside: A driveway with parking for two vehicles leads to the single garage and a private and fully enclosed garden to the rear is exclusive to the property. The back garden is partly laid to lawn with mature shrubbery borders, a paved patio area and a generous area of decking ideal for outdoor entertaining from which to enjoy the lovely southerly outlook. The front garden is laid to lawn.

Notes: Gas central heating to radiators and uPVC double glazing. All carpets, blinds, light fittings, integrated appliances, the fridge/freezer and washing machine are included in the sale.

This appealing self-contained ground floor flat occupies the ground floor of a two storey property and provides spacious and well laid out accommodation presented in good decorative order throughout.





Terms

Council Tax

Band D

EPC

Band C

Entry

By Arrangement

Viewing

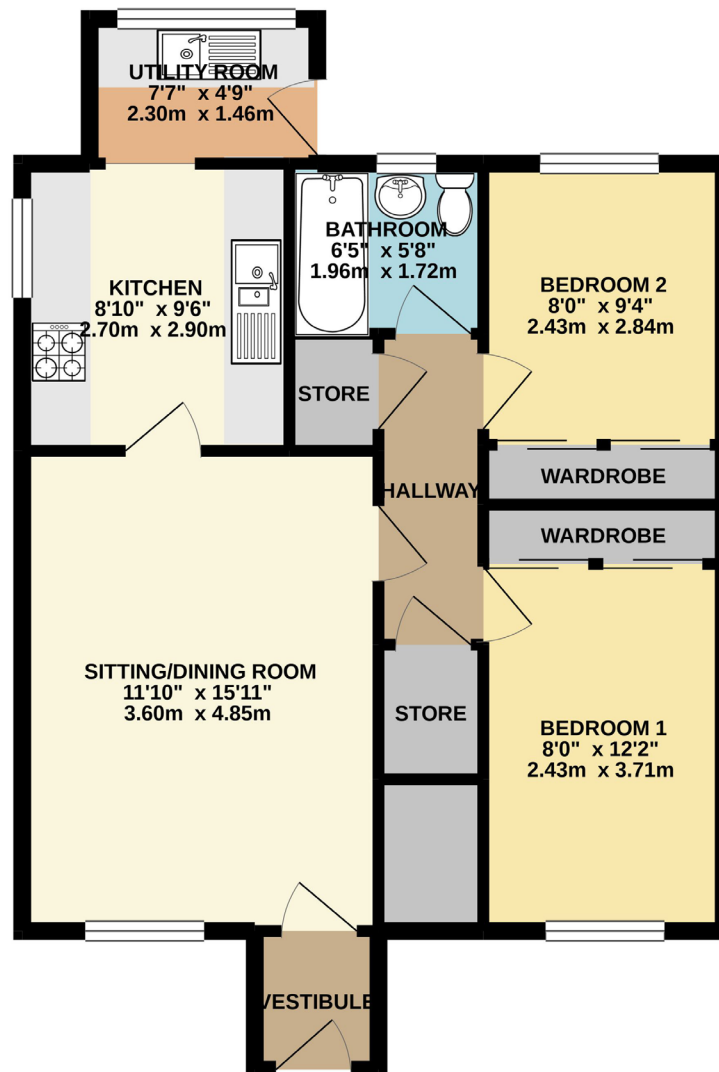
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- Ground Floor Flat
- Two Double Bedrooms
- Spacious Sitting Room
- Fitted Kitchen
- South Facing Garden
- Single Garage
- Ample Driveway
- Quiet Cul-de-Sac



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.