



**WILDWOOD, INCHMARLO ROAD
BANCHORY, ABERDEENSHIRE, AB31 4AH**

**OFFERS OVER
£439,500**

**STUNNING THREE BEDROOM EXECUTIVE DETACHED BUNGALOW WITH GARAGE
OVERLOOKING BANCHORY GOLF COURSE**

- THREE BEDROOMS (1 EN-SUITE)
- LOUNGE
- KITCHEN
- DINING ROOM
- CONSERVATORY
- SHOWER ROOM
- DRESSING ROOM
- GARAGE
- LARGE GARDENS
- EPC RATING – C

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DESCRIPTION

We are delighted to present for sale this stunning three bedroom executive detached bungalow with garage situated on the outskirts of Banchory on the perimeter of the renowned 18 hole Banchory Golf Course. The property enjoys a unique and sought after setting as well as being upgraded to an excellent standard with the accommodation comprising: attractive L-shaped hallway with cupboard housing the electric meter, consumer box and access to the loft; beautifully presented semi open plan lounge/dining room featuring a wood burning stove with brick hearth and wood surround; the dining room overlooks the side of the property and allows ample space for dining table and chairs; lovely conservatory features a pitched glass roof, tiled flooring and French doors allowing access to the garden; the kitchen is fitted with white wood base and wall mounted units, complimenting worktops, stainless steel sink and tiled splashback; integrated De Dietrich induction hob with Bosch extractor hood over and double oven, undercounter Bosch dishwasher, washing machine and a free-standing fridge (all white goods are included in the sale); newly installed shower room comprises a single mains shower cubicle, wash hand basin in vanity unit, W.C. and a shelved storage cupboard; excellent sized master bedroom overlooks the front enjoying the stunning views over the golf course and is on open plan to the dressing room with two double wardrobes and a dressing table; the recently installed en-suite bathroom features a bath, wash hand basin and W.C.; a further two double bedrooms both benefitting from built-in double wardrobes.

Outside: The property is set within approximately 0.623 acres of garden grounds which comprise lawn areas and a superb selection of mature shrubs, trees and bushes which give this property a high degree of privacy from Inchmarlo Road. Large driveway leading to the front of the property and the garage. The garage has light and power within and two excellent stores to the rear.

Please note that there are proposed plans for an extension to the property and garage.

Banchory is a delightful town located on Royal Deeside and only seventeen miles from Aberdeen city and accessed via three good roads. The town itself has an excellent range of local shops, hotels and restaurants, there is also good primary and secondary schooling. Leisure facilities are catered for by a sports centre and swimming pool, while outdoor pursuits include fishing and horse riding which are located nearby. Banchory also features an 18 hole golf course, one nine hole course and a driving range.

Accommodation:

Lounge	19'6" x 17'5" (5.95m x 5.31m) approx.
Conservatory	13'6" x 9'7" (4.12m x 2.92m) approx.
Dining Room	12'1" x 10'1" (3.68m x 3.07m) approx.
Dining Kitchen	13'8" x 11'2" (4.17m x 3.4m) approx.
Master Bedroom	13'10" x 12'11" (4.22m x 3.94m) approx.
Dressing Room	11'1" x 6'2" (3.38m x 1.88m) approx.
En-Suite Bathroom	10'11" x 4' (3.33m x 1.22m) approx.
Bedroom	12'7" x 9'7" (3.84m x 2.92m) approx.
Bedroom	10'5" x 8'11" (3.18m x 2.72m) approx.
Shower Room	10'9" x 6'11" (3.28m x 2.11m) approx.

ENTRY

By arrangement.

VIEWING ARRANGEMENTS

Please call the owner on 07776 148776.

DIRECTIONS

Travelling from Aberdeen via North Deeside Road continue into Banchory. Proceeding through the centre you will come upon a sign saying Inchmarlo and Wildwood is situated a short distance along on the left hand side as indicated by the "For Sale" sign.



Measurements are approximate. Not to scale. Illustrative purposes only
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