



**7 QUEEN VICTORIA PARK
INCHMARLO, BANCHORY, AB31 4AL**

**OFFERS OVER
£107,000**

**A WELL PRESENTED ONE BEDROOM RETIREMENT APARTMENT
SET WITHIN THE TRANQUIL SETTING OF INCHMARLO ESTATE**

- ONE BEDROOM
- LOUNGE
- KITCHEN
- SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- PARKING AVAILABLE
- EPC RATING – C



DESCRIPTION

We are delighted to offer for sale this superb one bedroom ground floor apartment which has been specifically designed for the over fifty five resident. The property benefits from emergency pull cords in each room and the accommodation comprises: entrance hallway with large walk-in cupboard which has been conveniently shelved; a bright and spacious lounge overlooks a landscaped courtyard; a modern fitted kitchen with wood effect base and wall mounted units, complimenting worktops, splashback and stainless steel sink, integrated electric hob with stainless steel extractor hood and electric oven below, free-standing fridge freezer and undercounter washing machine; the bedroom is well proportioned with a built-in wardrobe and dressing table; large shower room with a large walk-in shower cubicle and mains shower, wash hand basin and W.C. which are set within a vanity unit.

Outside: The property is set within extensive landscaped grounds of Inchmarlo Estate. The apartment enjoys superb views over the delightful Japanese style garden and woodland walks. Ample parking facilities.



There is a monthly service fee levied by Skene Enterprises Aberdeen Ltd which covers maintenance of the communal grounds and mutual areas plus the on-site manager and security staff.

Banchory is approximately 17 miles drive from the city of Aberdeen with three access roads, making property on Deeside much sought after. The town has an excellent range of shops and several excellent hotels, restaurants, sports centres and a swimming pool. Banchory has two private golf courses and a driving range in addition to the various other leisure pursuits such as fishing, riding, hill walking and ski-ing, etc., which are available on Deeside.

ENTRY

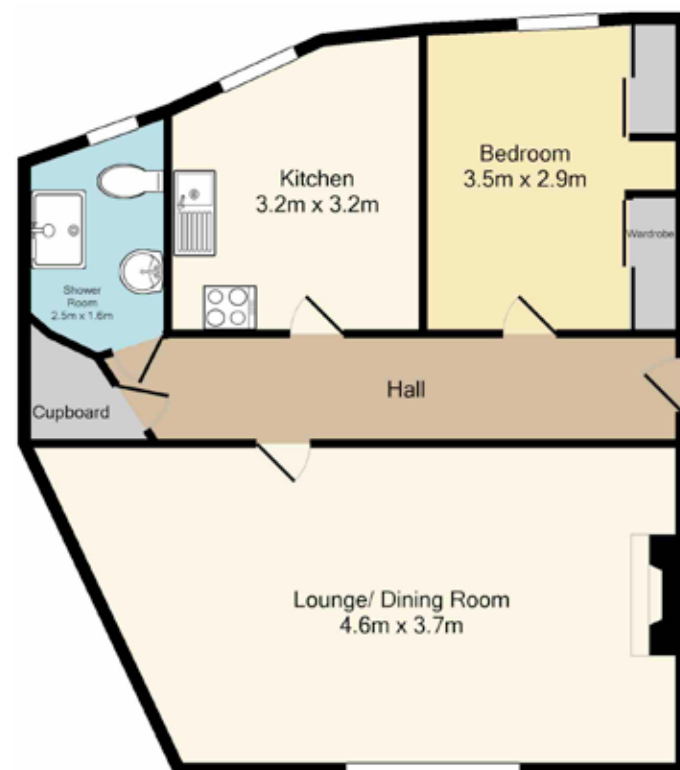
By arrangement.

VIEWING ARRANGEMENTS

Telephone selling agents 01224 572777.

DIRECTIONS

Travel through Banchory town in a westerly direction toward Aboyne for approximately 1 mile, the entrance to Inchmarlo Estate is located on the right hand side. Take the first turning on the right onto the one way system and follow the road round until reaching number 7.



Measurements are approximate. Not to scale. Illustrative purposes only
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