



**2 CROSSROADS COTTAGE
BANCHORY DEVENICK, AB12 5YD**

**OFFERS OVER
£170,000**

**WELL MAINTAINED TWO BEDROOM SEMI-DETACHED DWELLING HOUSE WITH GARAGE
SET WITHIN A QUIET COUNTRY SIDE LOCATION**

- TWO BEDROOMS
- LOUNGE
- KITCHEN
- SHOWER ROOM
- OIL CENTRAL HEATING
- DETACHED GARAGE
- LARGE GARDEN GROUNDS
- EPC RATING – F

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DESCRIPTION

We are delighted to offer for sale this lovely two bedroom semi-detached dwelling house with garage is located in the much sought after area of Banchory, Devenick. The property has been well maintained by the present owners and accommodation comprises: entrance porch leading directly into the entrance hallway with access to the stairs and a built-in storage cupboard; the lounge has a lovely outlook over the front of the property with electric fireplace with tiled surround and built-in display cabinets; the kitchen is fitted with a good range of wooden base and wall mounted units, complimenting worktops, stainless steel sink and tiled splashback, free-standing cooker, undercounter dishwasher and an external door leads to the rear garden; the shower room has a double walk-in shower cubicle with mains shower, a W.C. and the wash hand basin is contained within a vanity unit; the upper landing has two built-in cupboards providing additional storage space; two double bedrooms, one with built-in wardrobes and a cupboard housing the hot water tank; in addition there is access to the loft via a Ramsay ladder.

Outside: The property sits on as large plot which has gardens to the front, rear and side. The rear has a large lawn area with vegetable patch, garden shed, green house and summer house. The side garden is mainly laid to stone chip with the detached timber single garage with light and power within and a driveway providing parking for two vehicles. The front garden is attractively landscaped with a well kept lawn, mature shrubs and plants. In addition there is a external cellar which houses the washing machine and Combi boiler.

Location: Banchory Devenick is a lovely residential suburb which lies to the south west of Aberdeen providing the residents with the advantages of rural life but the conveniences of the city on the doorstep. Some five minutes drive from Aberdeen's Bridge of Dee, the village enjoys fantastic scenery, woodland walks and a first rate primary school. Easy access is afforded to those commuting to Aberdeen, Portlethen or the business and industrial estates at Tullos and Altens.

Accommodation:

Vestibule	2.23m x 2.04m
Lounge	4.07m x 3.73m
Kitchen	2.52m x 2.42m
Shower Room	2.40m x 1.38m
Bedroom One	4.26m x 3.52m
Bedroom Two	4.26m x 3.08m

ENTRY

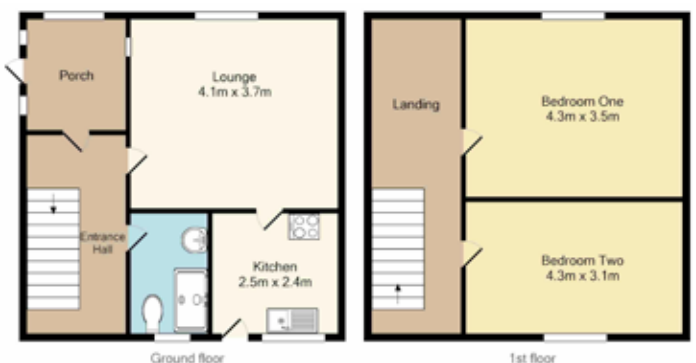
By arrangement.

VIEWING ARRANGEMENTS

Please contact the owner on 01224 861774.

DIRECTIONS

From the Bridge of Dee roundabout travel west along Leggart Terrace. At the sign for Banchory Devenick turn left and proceed along this road. Pass the primary school on the right hand side. At the crossroads turn right and number 2 is the first house on the right.



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metriplex G2018