



**McEwan Fraser Legal**

Solicitors & Estate Agents

01224 472 441 / THIS PROPERTY ATTRACTS A BUYER'S PREMIUM

4 Hillcroft Road

BANCHORY, ABERDEENSHIRE, AB31 5TF



Banchory

ABERDEENSHIRE

4 Hillcroft Road enjoys convenient access to local amenities and is within walking distance to Banchory High Street, supermarkets and highly acclaimed primary and secondary schools. Banchory offers excellent local amenities and services including a library and sports centre. There is close proximity to the main bus route that allows easy access to excellent transport links. Banchory also lies within commuting distance of Westhill and Aberdeen. Primary schooling is available at Banchory Primary School, with secondary pupils attending Banchory Academy.

Aberdeen is sixteen miles east with all the amenities you expect from a major city and easy access to the A90 providing you with links to Dundee, Edinburgh, Glasgow and beyond. Aberdeen airport is just nineteen miles away from the Gardens and you are a short drive from the popular seaside town of Stonehaven.

This location offers tranquil village living, making it a popular and aspirational location for family living. Banchory is well known for its welcoming and friendly community.

*“... tranquil village living,
making it a popular and
aspirational location for
family living ...”*

4 Hillcroft Road

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"... The property enjoys a secluded quiet setting ..."



Located in a private and very convenient location in a much sought after area of Banchory. The property enjoys a secluded quiet setting within convenient walking distance of the high street and excellent primary and secondary schools in Banchory. This family home has been carefully maintained and offers quality finishings. Notable features include the modern fitted kitchen, generous sized

lounge with double aspect and french doors to the very private rear garden and a recently upgraded bathroom.

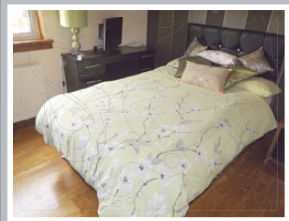
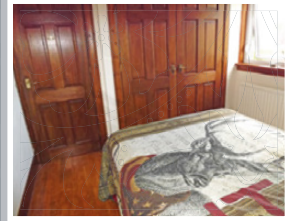
The decor is tastefully displayed throughout and the four bedrooms are of a good size with double built-in fitted wardrobes. There is easy access to local amenities and woodland walks. Views surrounding Banchory and

looking towards Scolty Hill may also be appreciated from one of the bedrooms in particular.

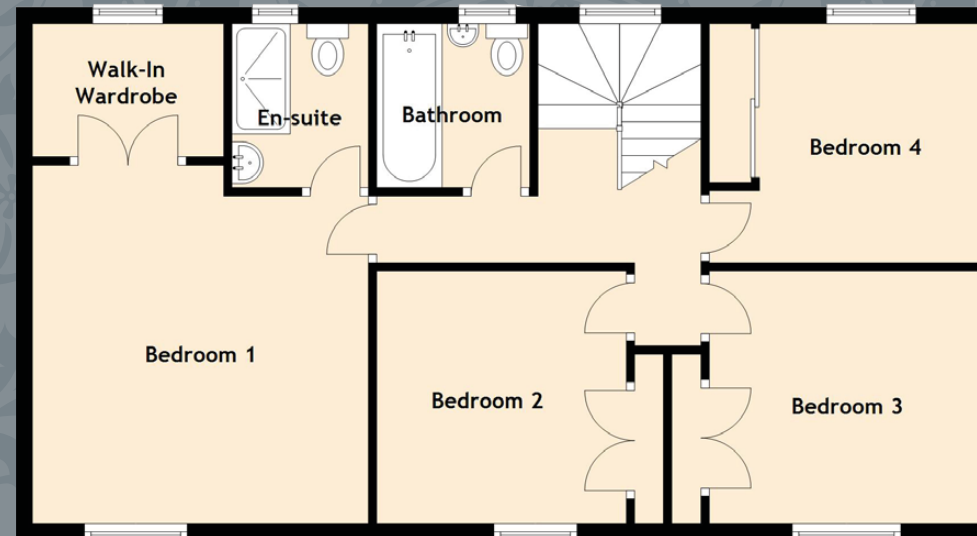
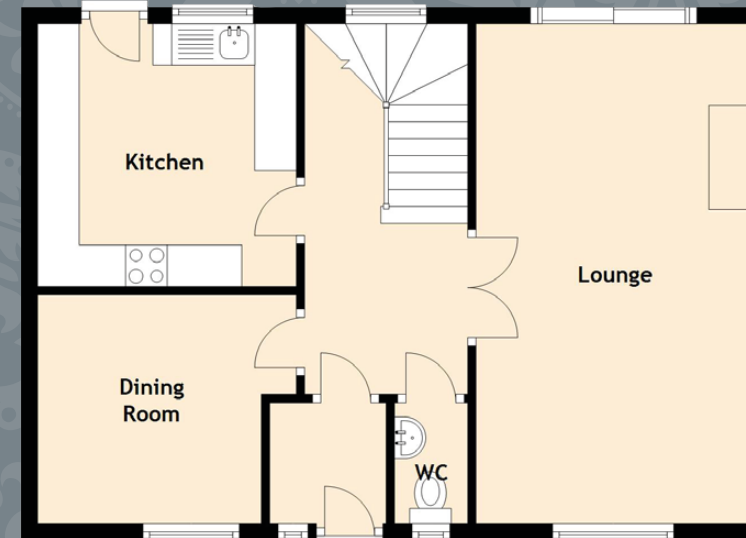
The beautiful home has a unique position within Banchory and provides many of the features that would appeal those seeking to settle in the town that has previously been voted one of the 'Best Places to live'.

The accommodation consists of an entrance vestibule, hall, WC, lounge, kitchen, dining room, master bedroom, en-suite shower room, three double bedrooms, family bathroom and utility room

4 Hillcroft represents a very desirable property in a much sought after location that rarely comes on the market.



Details



Approximate Dimensions
(Taken from the widest point)

Lounge	6.00m (19'8") x 3.30m (10'10")
Kitchen	3.16m (10'4") x 3.11m (10'2")
Dining Room	4.21m (13'10") x 3.20m (10'6")
Bedroom 1	4.15m (13'8") x 4.13m (13'7")
Walk-In Wardrobe	2.30m (7'7") x 1.60m (5'3")
En-suite	2.04m (6'8") x 1.64m (5'5")
Bedroom 2	3.32m (10'11") x 3.07m (10'1")
Bedroom 3	3.26m (10'8") x 2.85m (9'4")
Bedroom 4	2.94m (9'8") x 2.87m (9'5")
Bathroom	1.97m (6'6") x 1.84m (6')
WC	1.45m (4'9") x 0.88m (2'11")

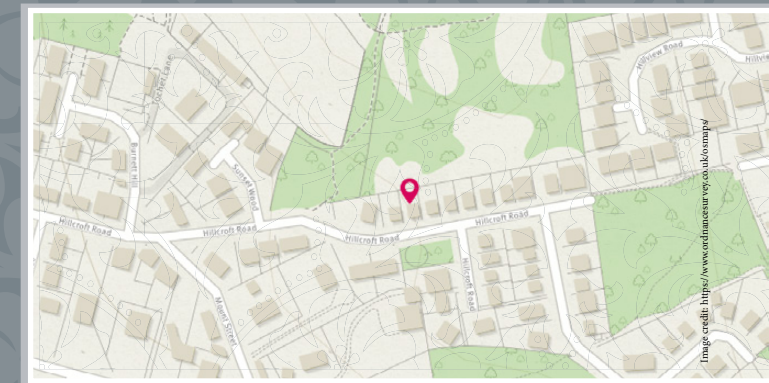
Gross internal floor area (m²) - 114m²

EPC Rating - C

Extras
(Included in the sale)

All floor coverings and blinds where applicable are included in the sale,

BUYER'S PREMIUM VALUE - £2000





Solicitors & Estate Agents

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Part
Exchange
Available

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Text and description
ANDREW REID
Surveyor



Professional photography
SCOTT MARSHALL
Photographer



Layout graphics and design
ALLY CLARK
Designer