

61 Raemoir Avenue

BANCHORY, ABERDEENSHIRE, AB31 5UQ



*A RARE OPPORTUNITY TO ACQUIRE THIS
STUNNING FAMILY HOME*



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McEwan Fraser Legal is delighted to present this wonderful two bedroom end-terrace situated in Banchory less than 1 mile from the town centre. The property is in excellent condition and offers flexible living space to suit various family needs and would be ideal for a couple or young family.

The accommodation is constructed over two levels with the lower level consisting of an entrance hall which leads to a comfortable family lounge. The lounge has built-in bookcases plus an ethernet connection to provide a Smart TV connection there is an open arch to the kitchen/diner. Under the stairs is a utility cupboard with a washer/dryer and a unique dog den (sleeping area). The laminate floored hallway leads to a fully fitted modern kitchen/diner which makes full use of the space including a breakfast bar with ample storage. There is a separate dining area; ceramic stove; integrated dishwasher; built-in fridge/freezer and small bar area; the Combi-Boiler is hidden from sight behind a blackboard. A door accesses the fully enclosed and private rear garden.



The Lounge





Kitchen/Diner



Upstairs includes two bedrooms and a family shower room. The main bedroom has both a cupboard and wardrobe. The second bedroom has wardrobe space plus work from home desk area. Additionally, there is a small-sized storage room currently functioning as a server room with built-in CCTV monitoring. An airy modern family shower suite completes the upper floor.

To the front is a fully fenced beautiful floral garden that has previously functioned as a vegetable plot. The rear garden is a wonderfully private space - fully enclosed with a paved patio; raised flower beds surround the garden edge with two powered sheds and a greenhouse. There is even exterior lighting to compliment outdoor eating. The property further benefits from double glazing, an app-controlled Hive Gas central heating system and a spacious loft. There is no formally allocated parking however there are abundant parking spaces. This is a rare opportunity to acquire this stunning family home early viewings are recommended to appreciate the quality and intelligent use of space this home offers.



Bedroom 1





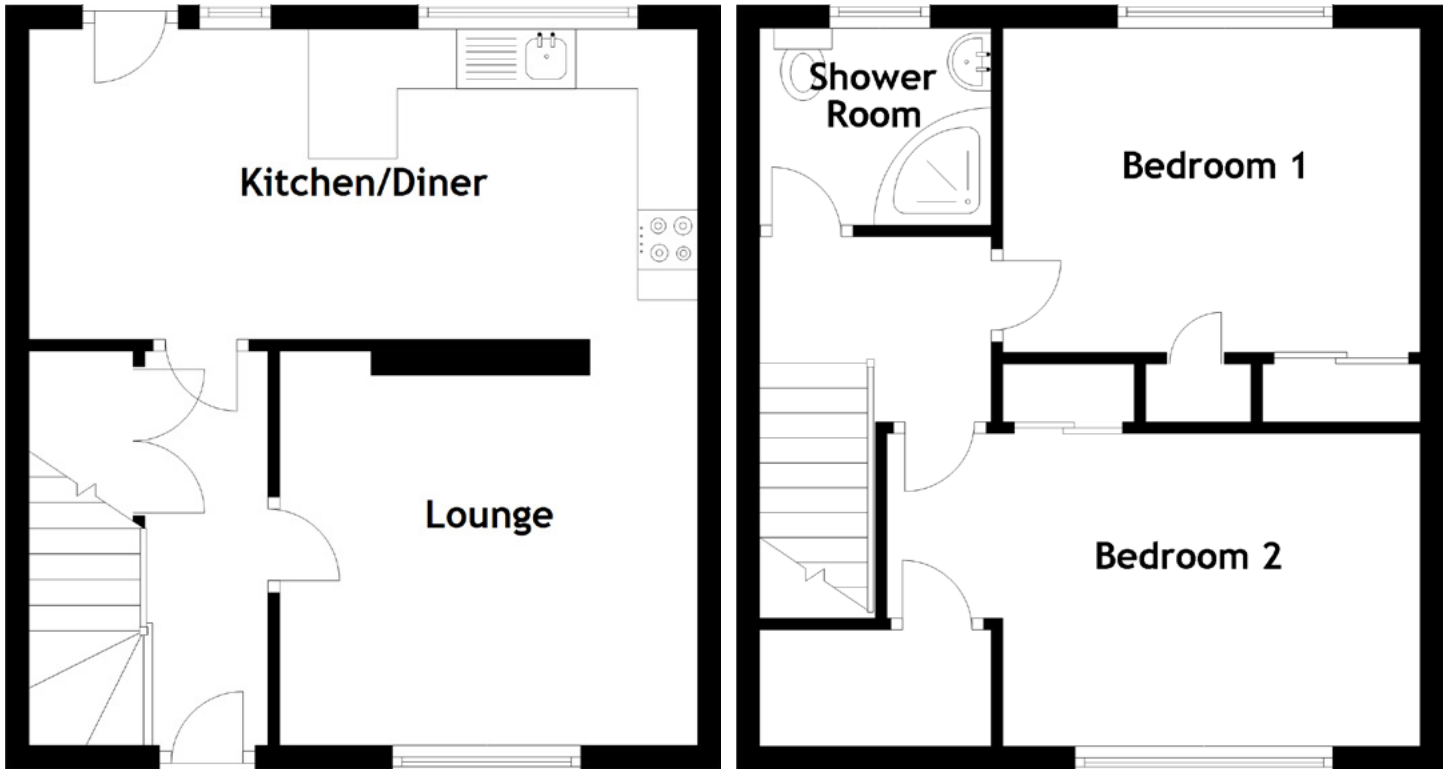
Bedroom 2





Shower Room





Approximate Dimensions
(Taken from the widest point)

Kitchen/Diner	5.60m (18'4") x 2.60m (8'6")	Shower Room	2.00m (6'7") x 1.70m (5'7")
Lounge	3.50m (11'6") x 3.30m (10'10")	Gross internal floor area (m ²): 71m ² EPC Rating: C	
Bedroom 1	3.60m (11'10") x 2.80m (9'2")		
Bedroom 2	4.60m (15'1") x 2.70m (8'10")		





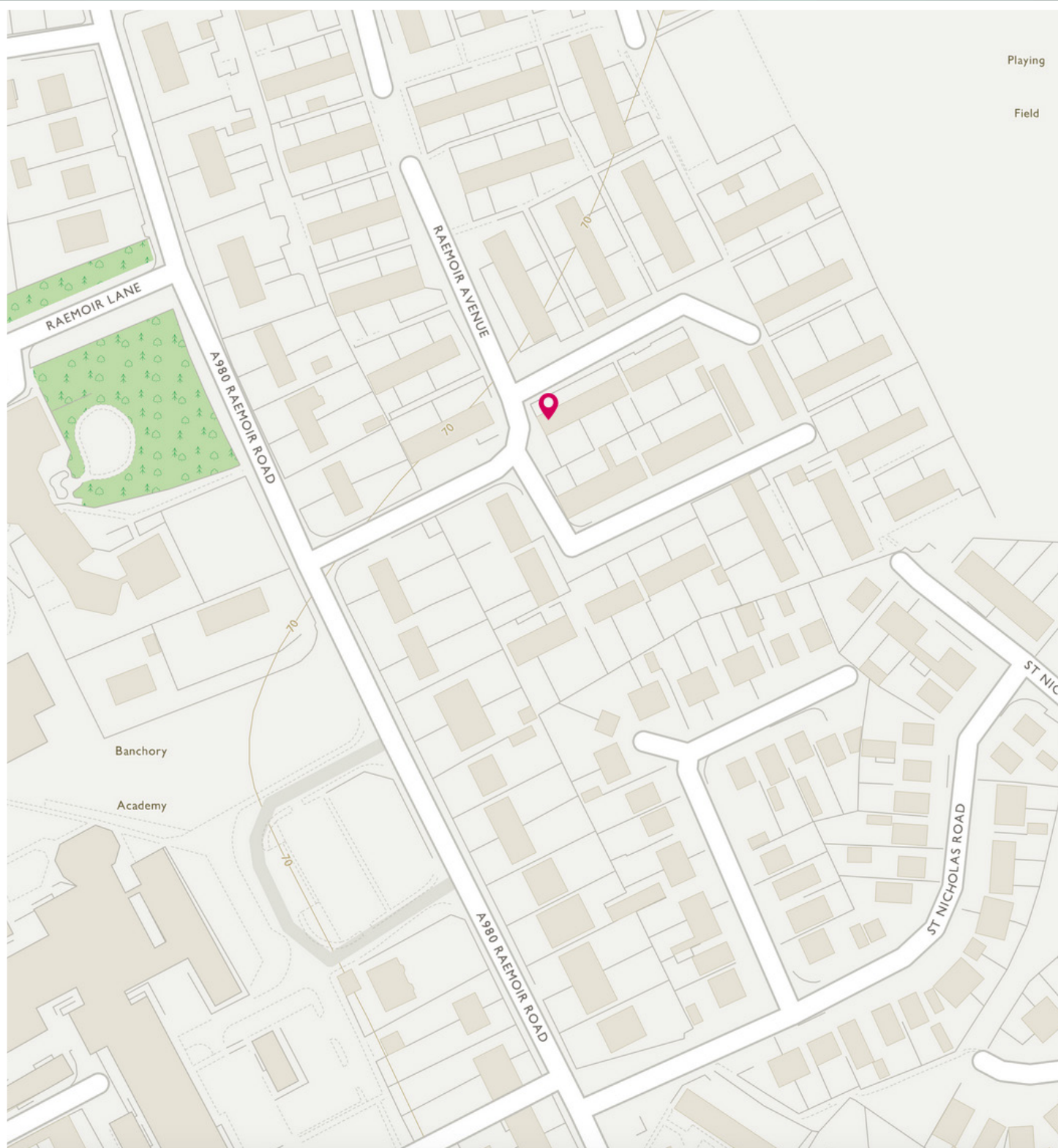


Located in the centre of Banchory the property has convenient access to both the A980 and A93 and is within easy walking distance to Banchory high street and Banchory Academy. There are supermarkets as well as a highly acclaimed primary and secondary schools, Banchory offers excellent local amenities and services including a library and sports centre, the property itself is a short distance away from Banchory Golf Course. There is also a main bus route nearby that allows easy access to excellent public 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 the A90 providing you with links to Dundee, Edinburgh, Glasgow and beyond. Aberdeen airport is just nineteen miles away and you are a short drive from the popular seaside town of Stonehaven.

This location offers a tranquil village feel, making it a popular location for family living. Banchory is well known for its welcoming and friendly community and is an immensely popular Dee side village.

The Location



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Part
Exchange
Available



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Layout graphics and design
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