



**38 QUEEN VICTORIA PARK, INCHMARLO
BANCHORY, ABERDEENSHIRE, AB31 4AL**

**OFFERS OVER
£95,000**

**WELL PRESENTED ONE BEDROOM GROUND FLOOR FLAT WITHIN THE SOUGHT AFTER
PURPOSE BUILT INCHMARLO DEVELOPMENT FOR PEOPLE AGED OVER 55**

- WALK IN CONDITION
- BEAUTIFUL LOCATION WITHIN A RETIREMENT COMPLEX
- SPACIOUS DOUBLE BEDROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- EPC RATING – C



DESCRIPTION

We are delighted to bring to the market this well presented one bedroom ground floor flat which enjoys a pleasant and tranquil location within a sought after purpose built development for people aged over 55. Viewing is highly recommended for full appreciation of the layout of the accommodation and the setting on offer.

The accommodation comprises: Entrance hallway leads to all accommodation, with a large built-in illuminated walk-in cupboard offering floor storage, shelving and a hanging rail; A bright and spacious lounge with a large floor to ceiling window, modern electric coal fire set in a wall mounted surround, ample space for soft furnishings, table and chairs and other items of free-standing furniture; The kitchen houses the gas boiler and it is fitted with a range of light wood effect base and wall units with contrasting worktops and co-ordinating tiled splashbacks, integrated electric hob with extractor fan above and electric oven beneath, free-standing washer dryer to remain and included in sale price; The bedroom is a tranquil double with extensive storage and space for free-standing furniture; A generously sized shower room completes the accommodation, it comprises of a shower with hand rails, W.C., wash hand basin set in a vanity unit with storage below and an illuminated wall mounted mirrored cabinet above, heated towel rail and window.

Accommodation:

Lounge	5.28m x 5.52m
Kitchen	2.94m x 3.64m
Bedroom	3.53m x 3.99m
Shower Room	2.90m x 2.81m

Outside: Immaculately maintained garden grounds surround the property.

Notes: Items of furniture may be available should the purchaser require.

Area: Inchmarlo is located approximately 1.5 miles from Banchory which is a picturesque town located approximately 17 miles west from the city of Aberdeen. The town offers a comprehensive range of shops and several popular hotels and restaurants. The primary and secondary schools have an excellent reputation and incorporate community and sports centres and a swimming pool. Inchmarlo has a private 18 hole golf course and a further 18 hole course and driving range is located in Banchory. In addition, there are other various leisure pursuits such as fishing, riding, walking and skiing which are available on Royal Deeside. There is also an excellent public transport service, on a regular basis, directly into the centre of Aberdeen. Aberdeen Airport, bus and rail stations are all easily accessible.

ENTRY

By arrangement.

VIEWING ARRANGEMENTS

Telephone selling agents 01224 572777.

DIRECTIONS

Take the A93, also known as North Deeside Road, west towards Banchory and Inchmarlo is approximately 1.5 miles to the west. Do not take the turning for Inchmarlo Golf club on your right. The entrance to Inchmarlo is approximately 0.5 mile after this on the right hand side. A road sign "The Inchmarlo Estate" indicates the driveway. Queen Victoria Park is immediately on the right as you enter the estate.

