



# Five bedroom executive style property

**5 Forestside Gardens, Banchory, Aberdeenshire, AB31 5ZS**

Freehold





Entrance vestibule • reception hall • cloakroom with WC • dining kitchen • utility room • conservatory • family room • dining room • sitting room • study • principal bedroom with dressing area and en suite • bedroom two with en suite • three further bedrooms • wet room • EPC Band C

### Summary

Situated within an exclusive and well established residential cul-de-sac in the popular town of Banchory on Royal Deeside, 5 Forestside Gardens provides versatile and spacious family living accommodation. Boasting an enviable dining kitchen installed by Laings of Inverurie who also installed and upgraded the bath and shower rooms, this desirable property is ready to move into with a minimum of fuss.

### Accommodation

Located to the rear of the property, the main entrance door leads into the well proportioned entrance vestibule with tiled floor and from where a set of partially glazed doors leads into the welcoming reception hall. Fitted with quality Karndean flooring with inlay detail, a carpeted staircase leads to the first floor accommodation. Within the hall there are two useful cupboards and a cloakroom that leads into the striking WC, which includes a white two piece suite.

At the heart of the home is the beautifully presented dining kitchen. Featuring a modern German Häcker design, there is an extensive range of champagne coloured base, wall and drawer units, while high quality quartz work surfaces are lined by glass splashbacks and incorporate a double sink. The

sociable central island features undercounter storage, in addition to a five ring induction hob with cooker hood above. Within the kitchen there are further quality integrated appliances, including a fridge/freezer, double oven with grills and microwave function and dishwasher. With ample space available for a dining table set, the storage facilities are extended within the utility room, which also provides access outside to the driveway.

Accessible from the kitchen is the generously proportioned conservatory. Completed approximately 10 years ago, the conservatory is a bright and welcoming living space with views and access to the front enclosed garden.

Along the ground floor there are four further large and versatile reception rooms. The neutrally decorated family room enjoys views over the property frontage and includes a bay window and a glazed door to the paved terrace outside. Accessible via partially glazed sliding doors from the reception hall, the dining room is perfect for formal entertaining and overlooks the front garden. The sitting room invites peaceful relaxation. Enjoying triple aspect views over the garden grounds, there is ample space for freestanding furniture, while central to the room is an attractive stone fireplace with









decorative timber surround housing a gas fire. Completing the ground floor is the study, which is situated towards the rear of the property and which may be equally suitable as a further bedroom.

At the top of the carpeted staircase is the spacious galleried landing which is also fully carpeted. A fitted linen cupboard with wooden shelves houses the hot water cylinder, while a ceiling hatch with folding ladder allows access to the partially floored attic.

Enjoying dual aspect views over the gardens, the spacious and bright principal bedroom is of neutral decoration and offers excellent space for freestanding furniture while having the advantage of a walk in dressing area featuring a range of fitted wardrobes with three sliding mirrored panel doors. The principal bedroom also boasts an immaculate en suite bathroom. Fully tiled, it includes a modern white three piece suite and a curved shower enclosure.

Double bedroom two overlooks the rear garden and benefits from both fitted storage and an attractive, fully tiled shower room. Fitted with laminate wood flooring, double bedroom three enjoys far reaching views across the rooftops to the hillside beyond via a bright bay window area. There are twin double fitted wardrobes providing a wealth of storage space. Double bedrooms four and five respectively overlook the front and rear gardens and are well proportioned rooms both with the advantage of fitted double wardrobes.

Completing the living accommodation is the stylish wet room. Fully tiled with underfloor heating and an attractive white two piece suite, there is a striking walk in shower enclosure with glazed screen and dual shower head.

The property is situated within mature and fully enclosed garden grounds which have been landscaped to promote easy maintenance. Low level beech hedging lines the property entrance, while the gated access leads to the extensive parking area and double garage, which features an electronically operated door, power and water supplies. The garden is mostly laid to lawn and interspersed with well stocked borders and a variety of shrubs, trees and plants. Several large paved terraces provide excellent opportunities for barbecues and outdoor dining during the summer months.

### Situation

Banchory, considered to be the gateway to Royal Deeside, is a popular town located along the picturesque River Dee and overlooked by the renowned Scolty Hill. Within Banchory there is a good range of amenities, including specialist shopping, two large supermarkets, banking, restaurants, a garden centre, hotels, sports centre, swimming pool, library, health centre and several dentists. There are pre-school facilities available in addition to two primary schools and Banchory Academy which caters for secondary education. Banchory Sports Village provides sporting facilities,









including a six lane swimming pool. There are a myriad of outdoor leisure activities available, including hill walking, horse riding, fishing, gliding and golf. Banchory is also well located for access to the ski resorts at Glenshee and the Lecht during the winter months.

Westhill 13.1 miles, Altens 18.7 miles, Aberdeen 19.3 miles, Aberdeen International Airport 17.4 miles. (All distances are approximate.)

**Directions**

From Aberdeen follow the A93 North Deeside Road west to Banchory. On entering Banchory, turn right, passing the Tesco superstore on the left hand side. Proceed into Hill of Banchory, keeping straight ahead at the two roundabouts. Just prior to the junction with Raemoir Road, turn left onto Forestside Road. Follow this road around to the left, and take the next road on the left hand side into the cul-de-sac where the property is located.

**GENERAL REMARKS**

**Viewings** Strictly by appointment with Savills - 01224 971 110

**Solicitor** Blackadders, 37 Langstane Place, Aberdeen, AB11 6EN

**Local Authority & tax band** Aberdeenshire Council Tax Band H

**Services** Mains water, electricity, gas and drainage.

**Miscellaneous** Security entry system. Electric underfloor

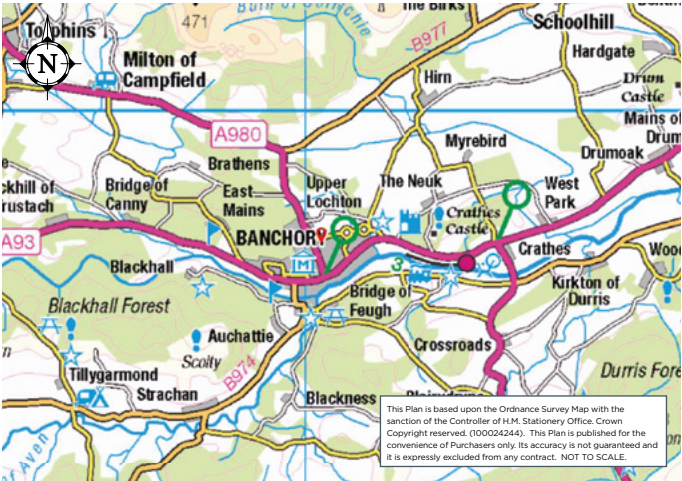
heating to the conservatory and wet room. Double glazed windows throughout.

**Fixtures & Fittings** Standard fixtures and fittings are included in the sale, along with all integrated kitchen appliances, curtains and poles. The washing machine may be included by separate negotiation.

**Servitude rights, burdens and wayleaves** The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

**Possession** Vacant possession and entry will be given on completion.

**Offers** Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents. It is intended to set a closing date but the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.









**5 Forestside Gardens, Banchory**  
**Aberdeenshire, AB31 5ZS**  
**Gross internal area (approx)**  
**House** 332.77 sq m/3,582 sq ft  
**Garage** 42.18 sq m/454 sq ft  
**Total** 374.95 sq m/4,036 sq ft



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		73	79

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