



2 SUNNYSIDE AVENUE

DRUMOAK, BANCHORY



2 SUNNYSIDE AVENUE, DRUMOAK, BANCHORY

Detached 3 bedroom bungalow with gardens and detached double garage.

Peterculter 3 miles ■ Banchory 6 miles ■ Aberdeen 10 miles

- 2 reception rooms. 3 bedrooms
- Generous corner position
- Master bedroom with ensuite
- Garden grounds & driveway
- Detached double garage
- Popular village location

Galbraith

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SITUATION

2 Sunnyside Avenue is in the attractive village of Drumoak, around 6 miles from the town of Banchory and around 3 miles from Peterculter. A short drive or bus ride takes you to Banchory, with a wealth of amenities including a health centre, shops, banks, post office, filling station, hotels and large supermarkets. Equally Peterculter is only 3 miles towards Aberdeen City with good additional amenities. Regular bus services are available from Drumoak going east to Aberdeen City Centre, or West towards Banchory and out to Royal Deeside. Schooling is provided at Drumoaks modern Primary School, which is only a short walk from the property, and secondary education is catered for at Banchory Academy. Private schools are also located within the city centre including Robert Gordon's College, Albyn School, The International School and St Margaret's School for Girls.

A short walk from the house is the popular Deeside Way, which follows the route of the Old Deeside Railway line. This is very popular with walkers & cyclists and connects Aberdeen to Ballater. Also in walking distance is the Rive Dee, which gives lovely walks all year round.

Aberdeen is some 10 miles, and provides all the leisure, recreational and entertainment facilities expected from the oil capital of Europe. It also provides good transport links with a mainline railway station and is host to an airport providing both domestic and international flights.



DESCRIPTION

2 Sunnyside Avenue is a very attractive detached bungalow with a generous corner position in the popular village of Drumoak. The house offers well proportioned accommodation across one single level and is thought ideal as a spacious family home, or equally for those looking to downsize. Entering from the front door, the vestibule and entrance hall leads to most of the accommodation individually. The lounge is a very spacious room and on open plan with the dining room, offering a great family living space with open views towards the countryside. The kitchen is well equipped with plenty units and work tops and there is space for a dining table and chairs. From the kitchen the utility room is a very useful room with a pantry cupboard and door leading to the garden. The master bedroom is very spacious with an outlook over the garden. There is a dressing area with great wardrobe space, and it leads through to the ensuite shower room. Bedroom two is equally spacious with built in wardrobes and an outlook over the rear garden and bedroom 3 enjoys the views to the front, also with built in wardrobes. Completing the accommodation is the main shower room. The garden grounds are very attractive and includes a large patio area and raised beds, plus a greenhouse for those keen to grow their own vegetables. The detached double garage is a superb feature, with power & light and further parking for two cars on the driveway.

ACCOMMODATION

Ground Floor: Entrance hall, lounge, dining room and dining kitchen with utility room. Master bedroom with dressing area and ensuite shower room. Bedroom 2, Bedroom 3 and shower room.



GARDEN GROUNDS

The property sits in lovely garden grounds which extend around the entire house with an abundance of colourful & mature shrubs to the front. To the side there is a secure gate giving access to the rear garden where there is a sheltered seating area and large raised patio, perfect for outdoor dining furniture. The grass lawn is ideal for children & pets, and there is raised beds for planting and a greenhouse. The detached garage has a side pedestrian door and double door from the driveway, which can accommodate 2 cars. The garage is a extremely useful space and is generous in size. There is power and light within the garage.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Mains	Mains	Mains	Freehold	Gas CH	Band F	Band C

DIRECTIONS

From Aberdeen, travel west along the A93 passing through Cults and Peterculter and following the signs to Banchory. On entering Drumoak turn first right onto Sunnyside Drive and continue up the hill. 2 Sunnyside Avenue is on the left-hand side as indicated by our for sale sign.

POST CODE

AB31 5EF

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///magical.quibble.apart

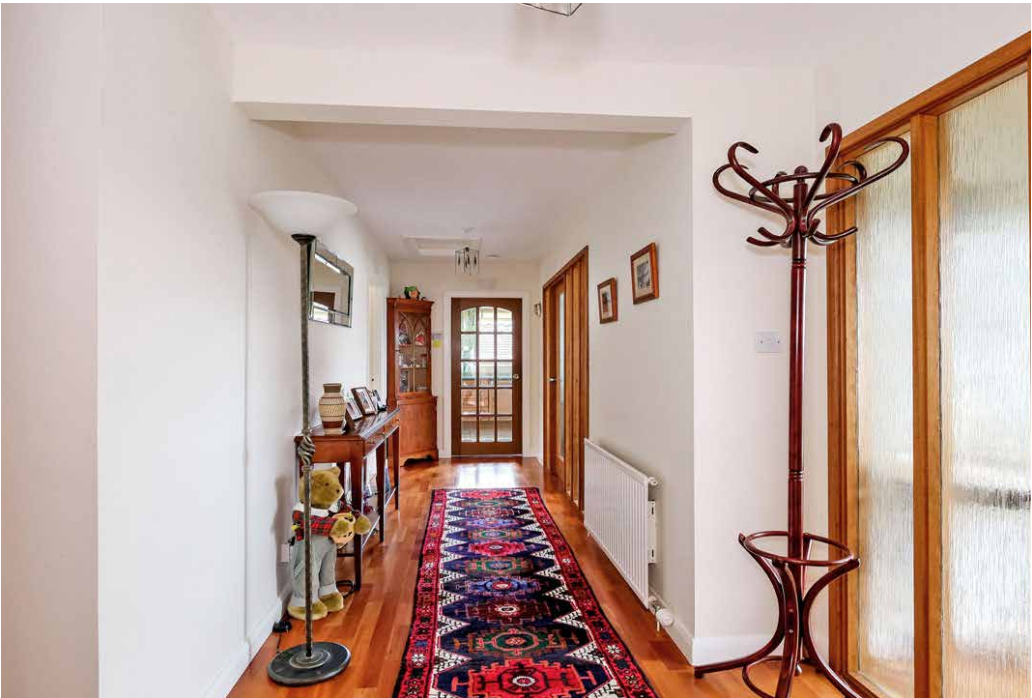
VIEWINGS

Strictly by appointment with the Selling Agents.

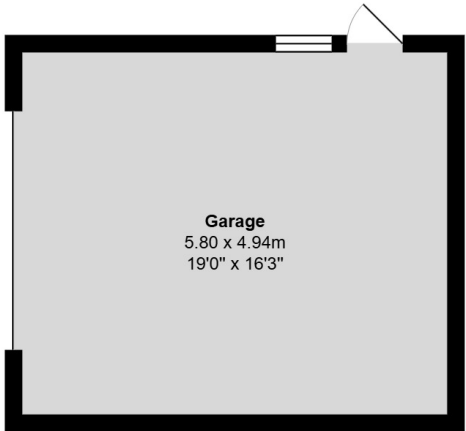
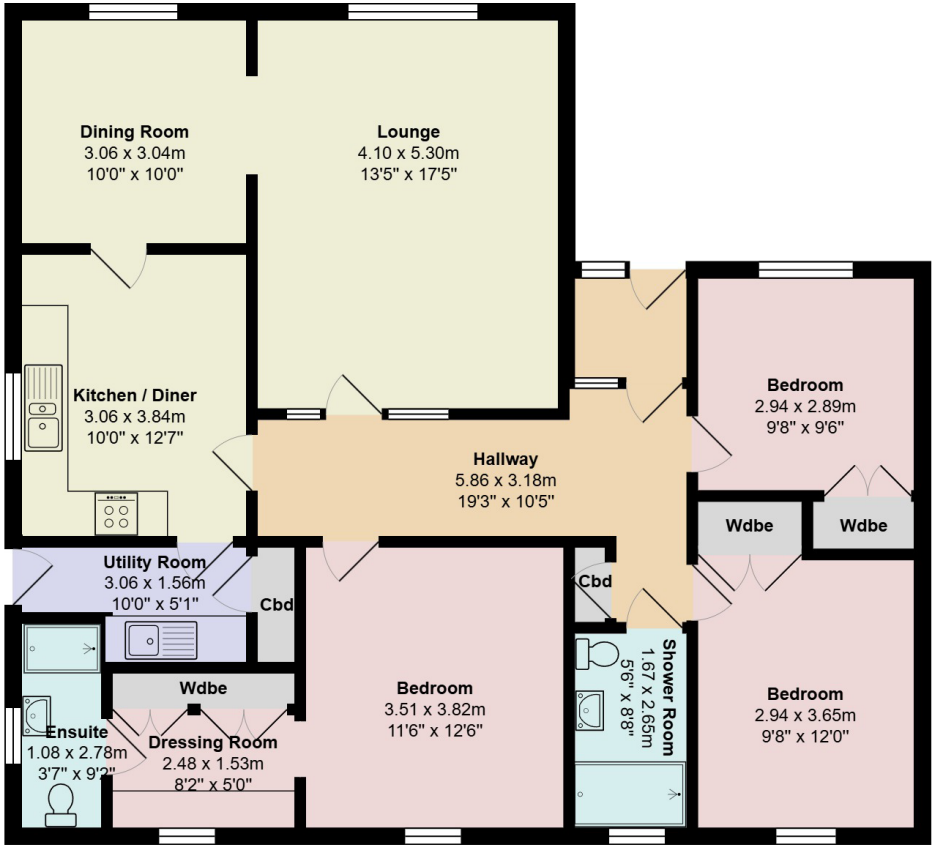
ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider ‘First AML’ will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.



2 Sunnyside Avenue



IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in July 2025.





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