

26 Sunnyside Drive, Drumoak, AB31 5EW



4 BED DETACHED BUNGALOW LOCATED WITHIN A MODERN RESIDENTIAL AREA IN DRUMOAK

- Large living room
- Dining room leading onto sun room
- Modern kitchen with separate utility room
- Master bedroom with en-suite shower room
- 3 further generously sized bedrooms
- Family bathroom and a guest toilet downstairs
- Study (formed from part conversion of garage)
- Large garden as well as grounds surrounding the property

Location

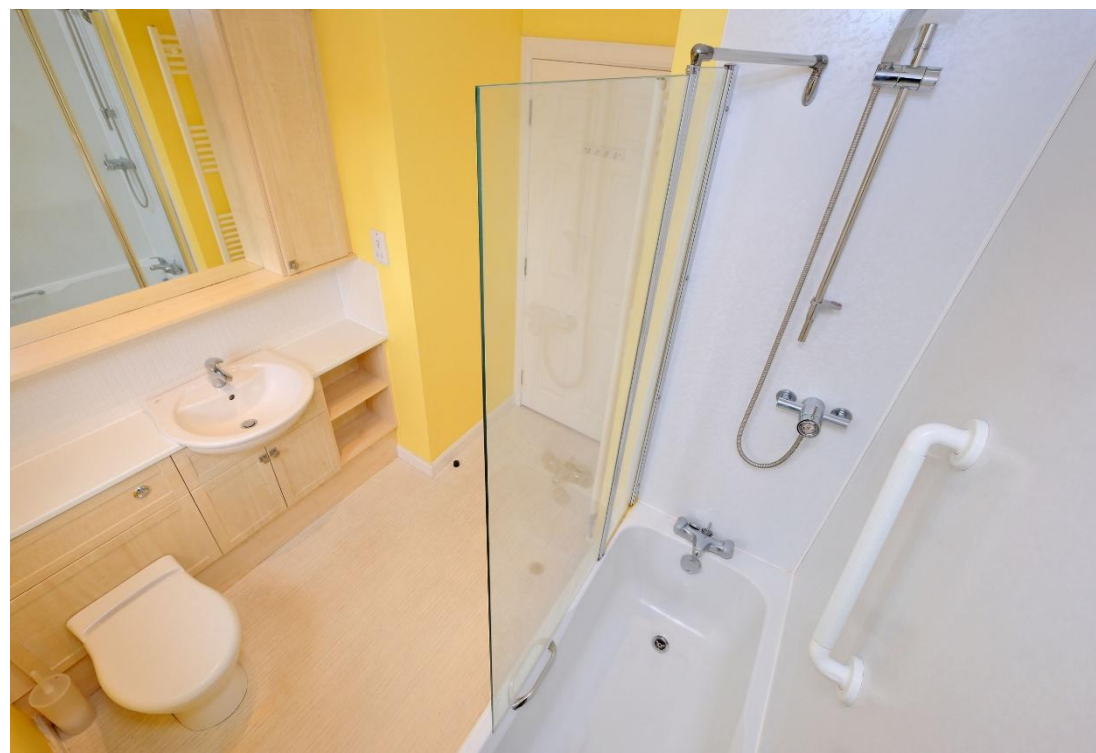
Drumoak is a popular residential village which is located approximately 11 miles to the west of Aberdeen on Royal Deeside. Amenities include a local shop and bowling green. There is a primary school within the village while secondary education is catered for at Banchory Academy. The industrial estates at Westhill and Kingswells are also within easy reach. A range of shops, restaurants and take-aways are available in Peterculter which is only 4 miles away. Both Banchory and Aberdeen are easily accessible by car and a frequent bus service. A range of shops, restaurants and take-aways are available in Peterculter which is only 4 miles away.

Viewing Arrangements

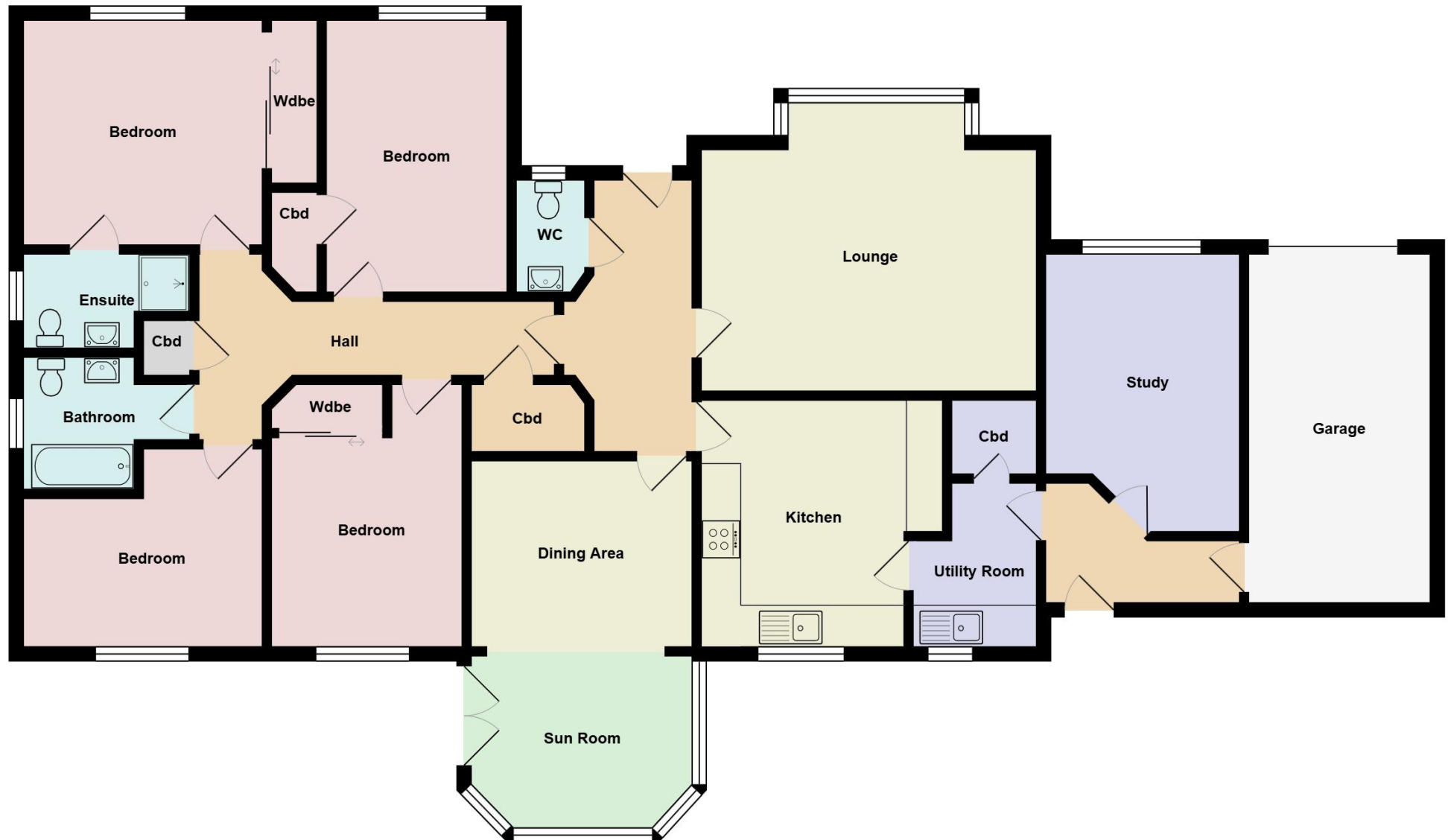
By appointment with The Church of Scotland Law Department. Please email properties@churchofscotland.org.uk







26 Sunnyside Drive



Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor. Please send offers via email in the first instance.



The Church of Scotland

Law Department

121 George Street

Edinburgh

EH2 4YN

Telephone: 0131 240 2263

Email: properties@churchofscotland.org.uk

It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest, via a Scottish solicitor, in writing or by Email with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers they receive.

Whilst the foregoing particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regards to all matters prior to offers.

The Church of Scotland -Scottish Charity No SC014574

