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36 Queen Victoria Park, Inchmarlo, Banchory, AB31 4AL



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COUNCIL TAX

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Offers Around £85,000

High-Spec Retirement Ground Floor Apartment in Royal Deeside

Scan the QR code below to view the full property viewing folder on Google Drive.



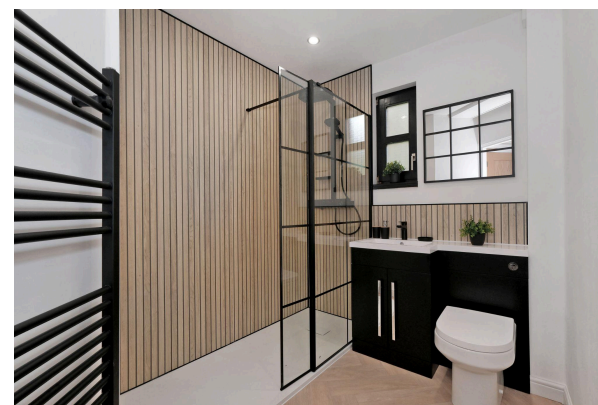
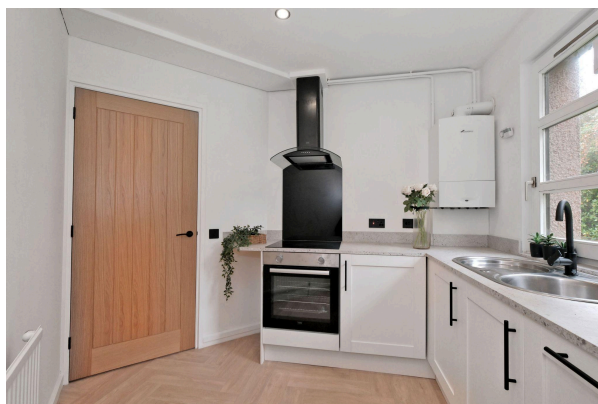


About this Property

Set within the prestigious, award-winning Inchmarlo Retirement Village in the heart of Royal Deeside, this beautifully renovated one-bedroom ground-floor apartment offers refined, contemporary living in an exceptional setting.

Thoughtfully upgraded throughout, this retirement property for over 55s combines sophisticated design with everyday comfort. Bespoke acoustic oak wall cladding, a brand-new Shaker-style kitchen and a beautifully appointed hotel-style shower room create a stylish, high-specification interior that is ready to enjoy from day one. The spacious double bedroom features updated fitted wardrobes and a dedicated dressing area, creating a comfortable and well-appointed space.

Beyond the apartment, residents have access to 100 acres of beautifully maintained estate grounds and gardens, alongside an established community and an impressive range of social and leisure facilities. With 24-hour reception and security, Inchmarlo offers an enviable combination of independence, comfort and peace of mind.





Key Features

- **High-Spec Renovation:** Newly upgraded throughout with premium modern finishes and upgraded oak style doors. On trend detailing including black downlighters and feature acoustic oak style wall cladding.
- **New Modern Kitchen:** Classic shaker cabinetry paired with striking black hardware.
- **New Luxury Shower Room:** Walk-in power rainfall shower, contemporary black vanity unit, grid style black shower screen and matching black heated towel rail.
- **Spacious Lounge and Bedroom:** Bright spacious lounge, double bedroom with fitted wardrobes and dressing area.
- **Ground-Floor Accessibility:** Enjoying step-free access and views over immaculate, Japanese-inspired landscaped gardens, thoughtfully designed by an RHS Chelsea Flower Show Gold Award winner and meticulously maintained.
- **24/7 Security:** Direct link to Inchmarlo House with 24-hour security wardens and emergency response.
- **Inchmarlo Retirement Village Amenities:** On-site lounge bar, restaurant, hair salon, putting green, access to South Lodge exclusive for residents, active social calendar, marque for live entertainment in the warmer months and a free shuttle minibus to and from Banchory.





Accommodation Comprises

Entrance Hallway and Walk-in Cupboard (7.8 m²)

Welcoming entrance featuring contemporary black down lighters, upgraded oak-style doors, and access to a generous walk-in storage cupboard for generous storage.

Living Room (18.1 m²)

A bright, open living space overlooking the gardens. Features on-trend acoustic oak-style wall cladding as a stylish focal point.

Kitchen (7.1 m²)

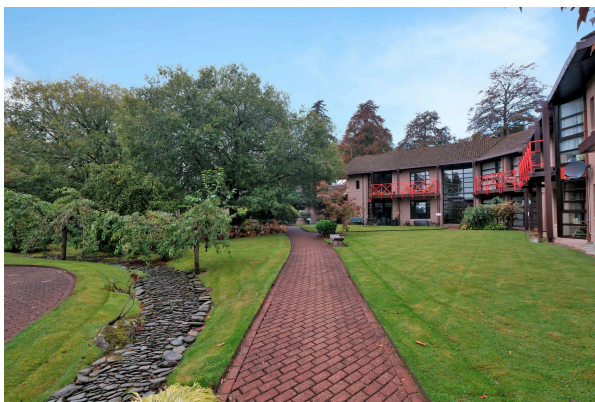
Newly fitted shaker-style kitchen showcasing sleek black accents, offering a timeless aesthetic.

Shower Room (4.6 m²)

A sleek contemporary shower room featuring waterproof oak-effect acoustic-style wall panels, a black vanity unit and a large walk-in shower with a black power rainfall shower head and additional hand shower. A matching black heated towel rail completes the modern finish.

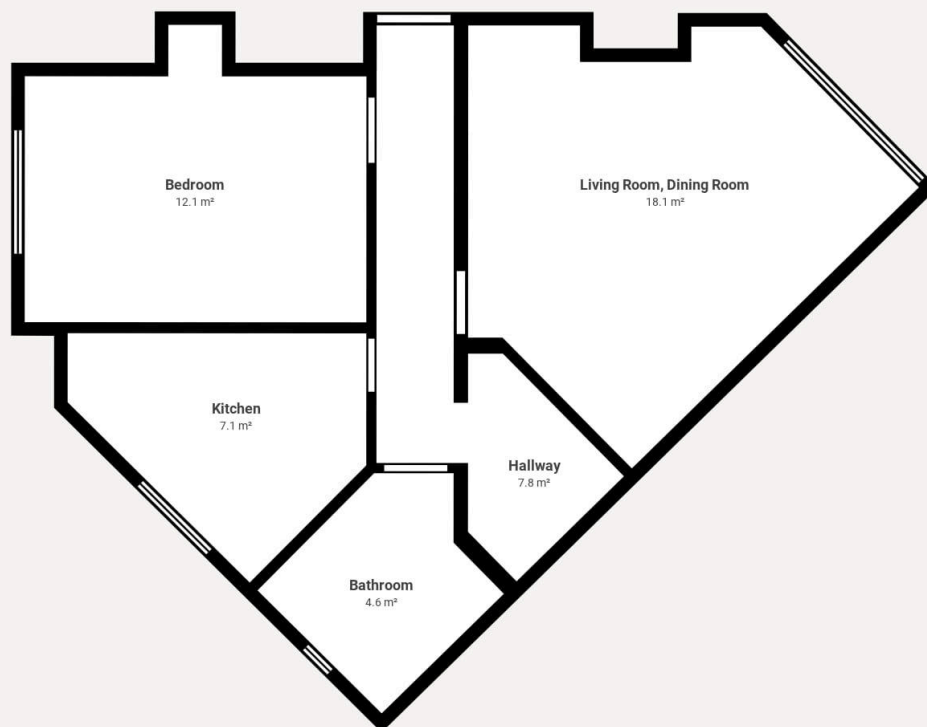
Bedroom (12.1 m²)

Spacious double bedroom with a calming green feature wall, updated built-in wardrobe doors providing plenty of storage and a dedicated dressing area.





Floor Plan



 Matterport Property Report:

36 Queen Victoria Park

Gross Floor Area - Full Property 59.1 m² | Floor 1 59.1 m²

Sizes and dimensions are approximate, actual may vary

Visit 3D space on
 Matterport





Inchmarlo Retirement Village Lifestyle & Amenities

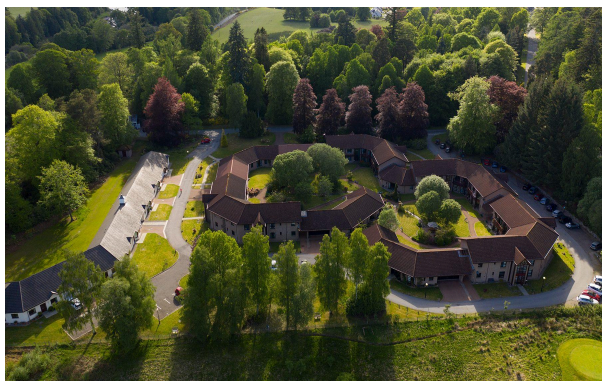
Inchmarlo Retirement Village provides full access to an array of estate facilities and services:

- **100-Acre Estate** – Beautifully maintained landscaped grounds featuring Keyhole, Walled, Sensory, Rainbow and Japanese Gardens, walking trails and a putting green.
- **Community Facilities** – South Lodge provides a dedicated space exclusively for residents activities and gatherings. An additional residents' marquee located near to the Keyhole garden hosts seasonal live music and entertainment. On site Sales office
- **Social Activities & Outings** – A regular programme of activities, events and organised outings provides opportunities to socialise and enjoy the local area.
- **Restaurant & Lounge Bar** – New on-site dining facilities at Inchmarlo House provide a convenient place to enjoy meals, drinks and social occasions.
- **Hair Salon** – On-site salon offering added convenience.
- **Community Bus** – Private community bus service providing transport to Banchory and surrounding towns.
- **Community Liaison Team** – Dedicated team available to welcome residents, assist with settling into village life and provide support with day-to-day requests.
- **24-Hour Reception** – Friendly reception service available around the clock.
- **24-Hour Security** – Security wardens available 24 hours a day, 7 days a week, with emergency property assistance available when required.
- **Future Reassurance** – A luxury care home is located on the estate, providing additional care and support options should individual needs change in the future.

Please note: This property is owned by a company in which the directors of this agency have an interest. The sale is being handled impartially.



Inchmarlo Estate Facilities & Community

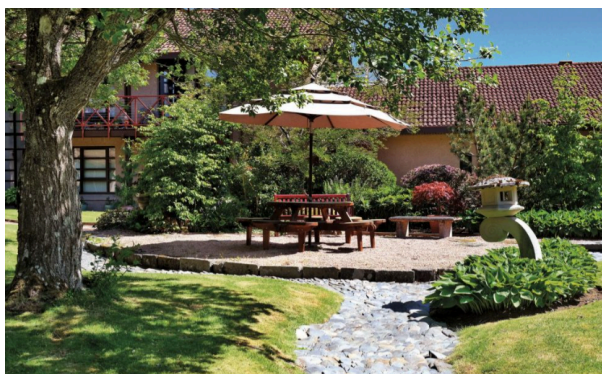


Aerial view, Queen Victoria Park

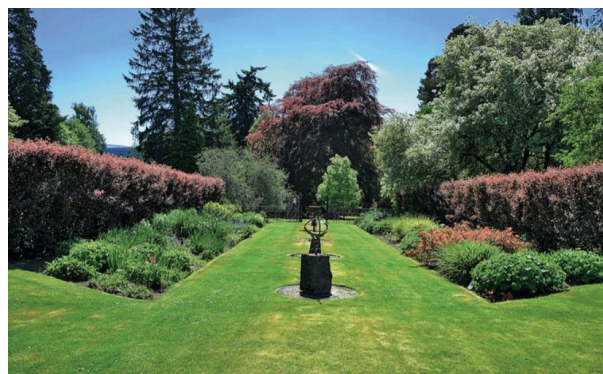


Marque in the gardens

Situated in around 100 acres of landscaped grounds, multiple communal gardens and woodland trails, Inchmarlo Retirement Village provides independent living tailored for the over 55s.



Japanese Inspired Garden



Rainbow Garden



Aerial view showing Inchmarlo Golf Centre



Inchmarlo House



Viewings

To learn more about this property and access our comprehensive online viewing folder, including the Home Report, matterport 3D tour and professional photographs, please contact us for the online G drive link or to arrange a viewing.



Area Information

Positioned just outside the vibrant town of Banchory, Aberdeenshire. Inchmarlo offers easy access to local shops, cafés, medical services and leisure facilities. The estate is adjacent to Inchmarlo Golf Centre and within reach of Banchory Golf Club. Residents also benefit from a complimentary village minibus providing a regular shuttle service to Banchory and back.

Approximate distances:

Inchmarlo Golf Centre	Next door / approx. 0.3 mile
The Pilates Hut	Approx. 0.3–0.5 mile
The Unit Gym & Fitness	Approx. 1 mile
Banchory Golf Club	Approx. 1.3 miles
Tesco Superstore	Approx. 2 miles
Banchory Group Practice	Approx. 2 miles
Banchory Bowling Club	Approx. 2 miles
Banchory town centre	Approx. 2 miles



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