



Clachan Yell

Ballater Road

Aboyne AB34 5HY



mackinnons
solicitors



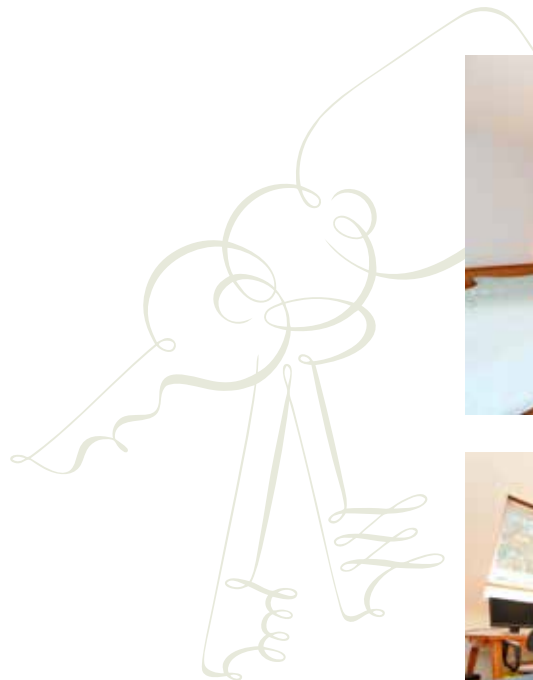
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Stunning, executive style, six bedroom detached family home with double garage, located at the heart of Aboyne on Royal Deeside. Built during 2005, the living accommodation is both incredibly spacious and of a contemporary, modern design. Finished to the highest of standards, the property is ready to move into, with noteworthy features including under floor heating, an internal vacuum system, wood burning stove, games room with cinema system, imported Swedish Dooria doors and a bespoke feature staircase.





Entry is via the main door, which leads into the reception hall with feature staircase. The warm and welcoming lounge includes a large bay window and wood burning stove. The Kitchen/Dining/Family area truly is the 'hub' of the household. From the rear entrance hall there is access to the WC Cloakroom, utility area and integral double garage. Completing the ground floor is Bedroom Two which boasts an En-Suite Shower Room. On the first floor, the impressively proportioned Master Bedroom features three built in wardrobes and a modern En-Suite Shower Room. The remaining bedrooms Three, Four, Five and Six are all bright, well proportioned rooms. The Study has been fitted with two desks and a Velux skylight. The Games Room has been fitted with a cinema system with automatic projector screen and surround sound. Completing the accommodation are the spacious and bright Family Bathroom and separate Shower Room. Outside, a private gravelled driveway leads onto an extensive loc-bloc driveway, while the property is situated within well established grounds which are mostly laid to lawn with mature trees.

- Six Double Bedrooms
- Oil Central Heating
- Double Glazing
- Central yet private location





Terms

Council Tax
Band G

EPC
Band C

Entry
By arrangement

Viewing
Contact Solicitors
on 013398 87665



NB. Whilst these particulars are believed to be correct they are not guaranteed and do not form part of any contract.

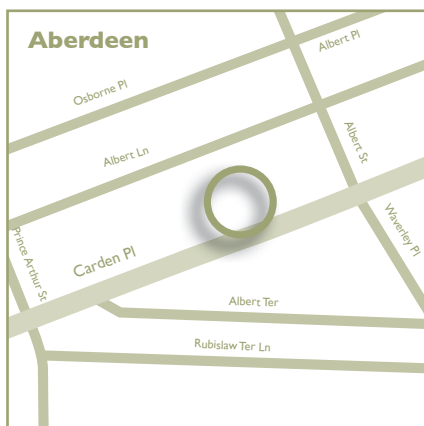
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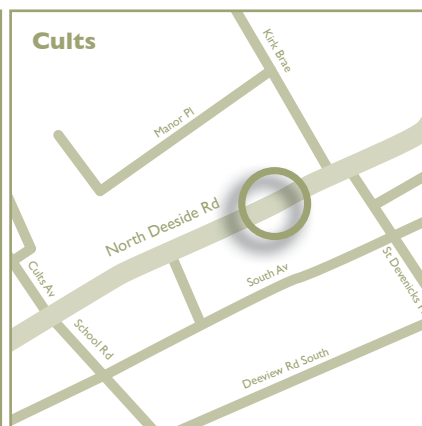
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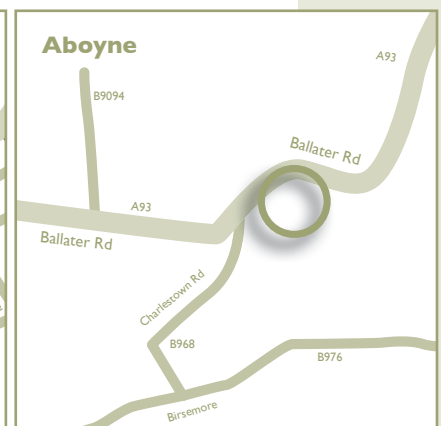
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