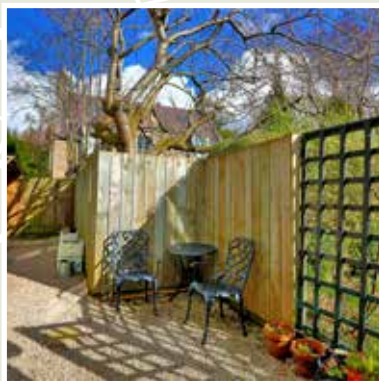




# Corrienearn Cottage

Balmoral Lane, Aboyne AB34 5LG



mackinnons  
solicitors



Entry is via the welcoming dining kitchen, which is fitted with a range of traditional style storage and display units. The light and airy dining/family room overlooks the front garden and includes a deep L-shaped understair cupboard. The hall features sliding glazed doors to the peaceful garden room. The lounge is ideal for relaxing and includes a striking fireplace. On the first floor there is Bedroom One, which has a deep silled window overlooking the front garden, with ample space for freestanding furniture. The Family Bathroom features a three piece suite with shower over the bath. Bedroom Two is of good proportions and neutral décor. Outside, a gated tarmac driveway provides parking facilities, while a decorative chipped pathway leads through the front garden, which is laid to lawn with well stocked borders. Various spots throughout the garden are ideal for "al fresco" dining and enjoying the sunshine. To the side of the property is an open timber shed, while from the driveway there is access to the single detached garage/workshop, which includes a lockable shed. The garage currently has a building warrant (Ref: BW/2009/3763) in place for conversion into self contained annexe accommodation.

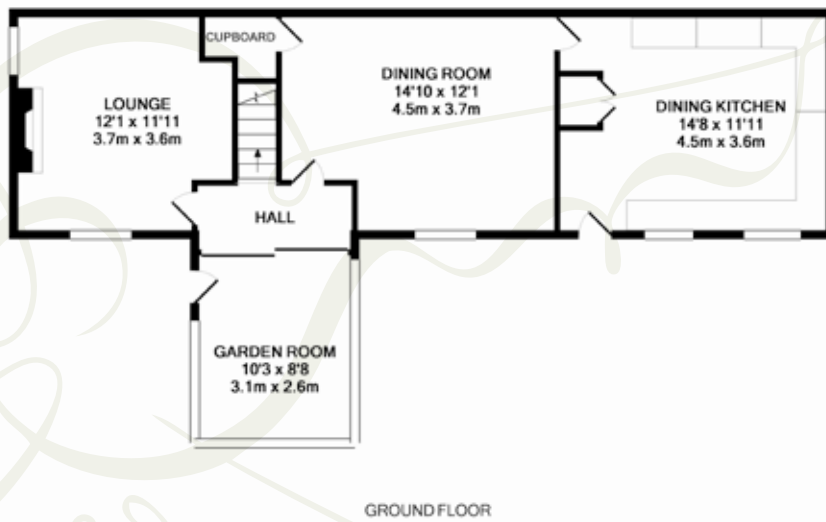
- 2 Bedrooms
- 3 Public Rooms
- Oil Central Heating
- Double Glazing

## Corrienearn Cottage

Balmoral Lane, Aboyne AB34 5LG

We are delighted to offer for sale this charming, two bedroom traditional style detached cottage, nestled within the centre of the popular village of Aboyne on Royal Deeside. Maintained to the highest of standards, the cottage is of tasteful décor throughout and is ready to move into. Situated within versatile and beautifully maintained grounds, the property also features a single detached garage/workshop which has a building warrant for conversion into self-contained annexe accommodation.



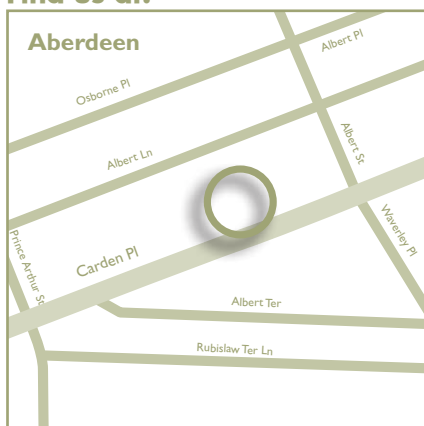


NB. Whilst these particulars are believed to be correct they are not guaranteed and do not form part of any contract.

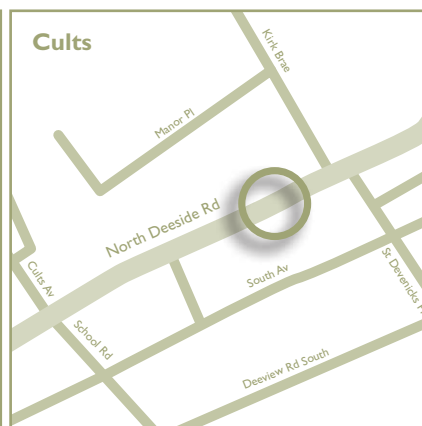
## mackinnons services

- **Property matters including Sales and Purchase**
- **Wills, Trusts and Executries**
- **Powers of Attorney**
- **Employment Law**
- **Business Law**
- **Tax**
- **Leasing**

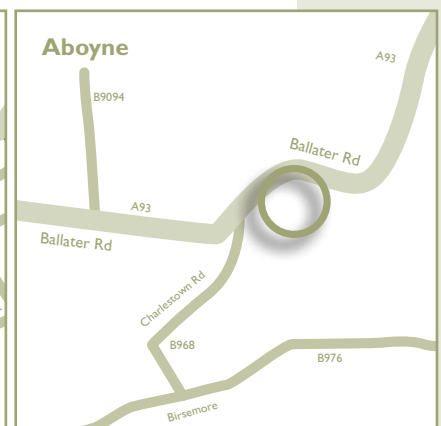
### Find us at:



14 Carden Place  
Aberdeen AB10 1UR  
Tel: 01224 **632464**



379 North Deeside Road  
Cults, Aberdeen AB15 9SX  
Tel: 01224 **868687**



Ballater Road  
Aboyne, Aberdeenshire AB34 5HN  
Tel: 013398 **87665**

## Terms

### Council Tax

Band E

### EPC

Band F

### Entry

By Arrangement

### Viewing

Contact Solicitors  
013398 87665



Visit our property services online:

