



Oakwood

Ballater Road, Aboyne AB34 5FL



mackinnons
solicitors



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Charming three/four bedroom granite detached dwelling house, situated within well maintained grounds of approximately 0.5 acres and located in a peaceful, yet central location in the west end of the popular village of Aboyne on Royal Deeside.





Sympathetically extended by the current owners, Oakwood cleverly combines both traditional and modern features. The rear entrance vestibule allows access to the peaceful lounge, which includes a multi-fuel burning stove. Thereafter is the spacious pantry, WC cloakroom and utility room. The dining kitchen is of generous proportions, with a Montrose multi-fuel burning stove. Currently utilised as a music/games room, the family room could also be used as a fourth bedroom or formal dining room, while also providing access to the sun room. Upstairs, there are two double bedrooms with built in wardrobes, while the impressive master bedroom Suite is of neutral décor and features a triple deep built in wardrobe. The master bedroom also features a unique balcony area and separate study, which would also be well utilised as a dressing area or nursery. Completing the living accommodation is the family bathroom, which includes a four piece suite. Outside, the property sits within well maintained grounds with an extensive driveway. The versatile front garden is fully enclosed, while to the rear there is a drying green and plenty of storage in the form of several timber sheds, a single garage and adjoining workshop.

- LPG gas central heating
- Double glazing
- Three/four double bedrooms
- Central location within Aboyne



Terms

Council Tax

Band F

EPC

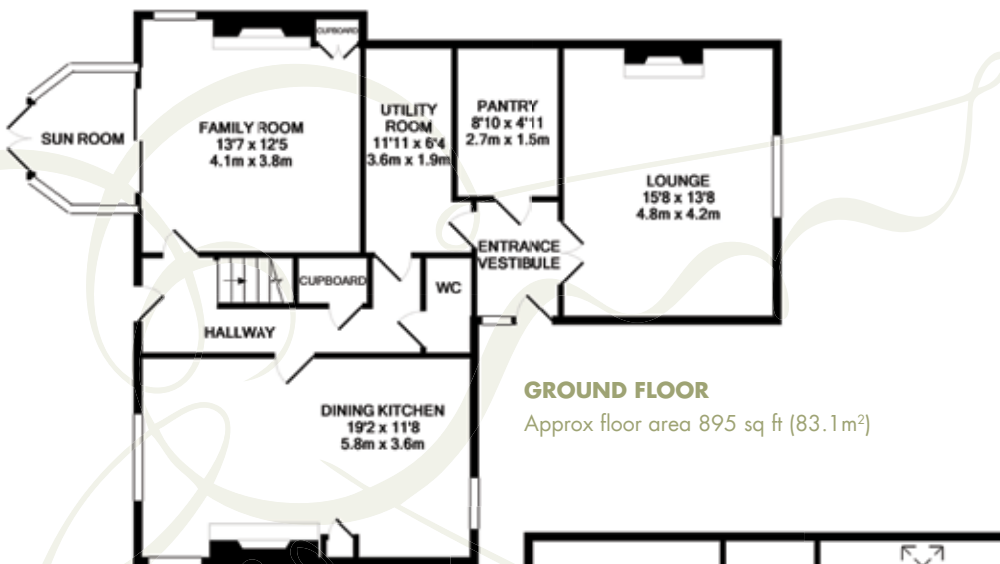
Band E

Entry

By arrangement

Viewing

Contact Solicitors on
013398 87665 or
Mr & Mrs Thomson
on 013398 87266

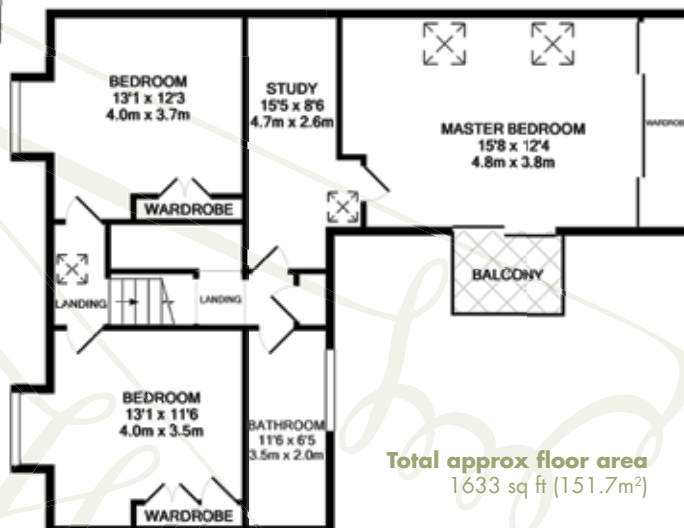


GROUND FLOOR

Approx floor area 895 sq ft (83.1 m²)

FIRST FLOOR

Approx floor area 739 sq ft (68.6 m²)



Total approx floor area
1633 sq ft (151.7 m²)

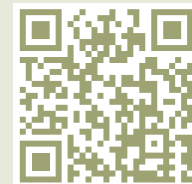
NB. Whilst these particulars are believed to be correct they are not guaranteed and do not form part of any contract.

mackinnons services

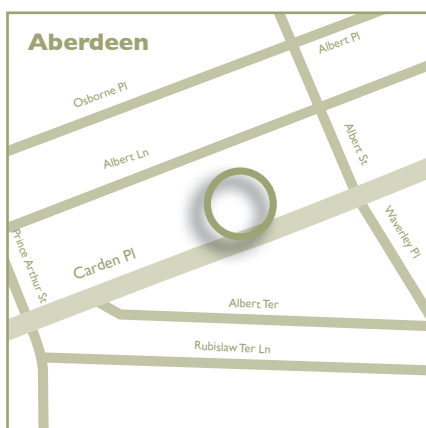
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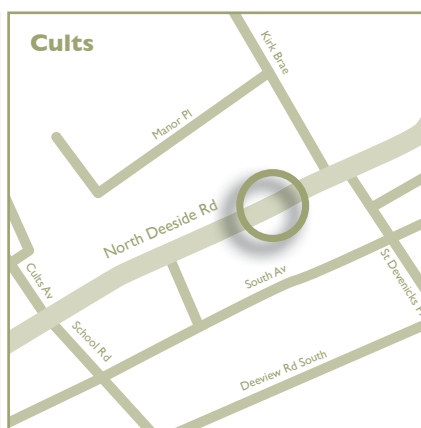
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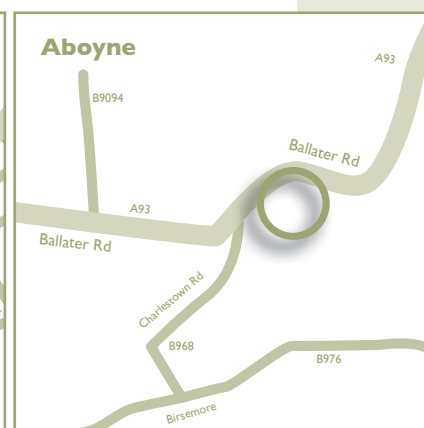
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