



The Cottage

Ballater Road, Aboyne AB34 5HY



mackinnons
solicitors

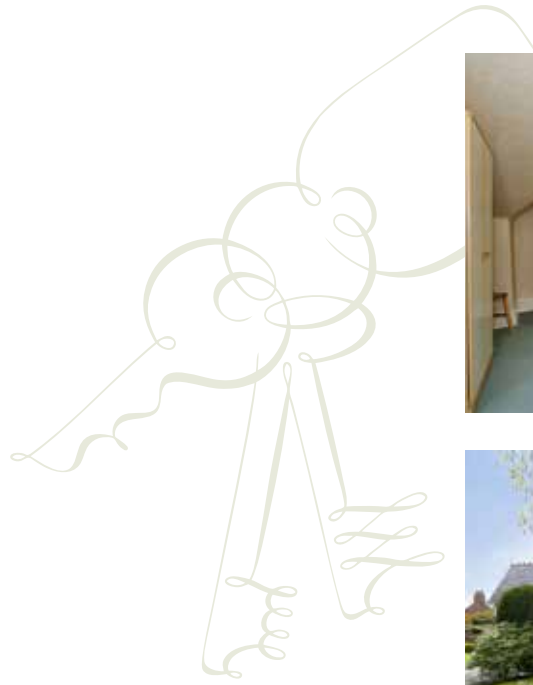


The Cottage

Ballater Road, Aboyne AB34 5HY

A spacious four/five bedroom granite detached family dwelling house, this Category 'C' listed property is situated within a central yet peaceful position within the popular Deeside village of Aboyne, only minutes walk from local amenities. Built in approximately 1906, "The Cottage" was designed by the renowned Aberdeen architect George Bennet Mitchell. Boasting many traditional features, the property has been meticulously maintained by the current owners.





A set of hardwood doors lead into the entrance vestibule and thereafter into the reception hall. The spacious lounge features a fireplace and large bay window. The dining room is also suitable for use as a fifth bedroom. The superb family room includes a wood burning stove, while a large bay window provides lots of natural light. The dining kitchen is fitted with a modern, attractive design by Drumoak Kitchens. The utility room is plumbed for white appliances. The stylish Shower Room is fitted with a white two piece suite and a large shower enclosure. The family bathroom is located on the mezzanine floor and fitted with a three piece suite with shower over the bath. On the first floor, the Master Bedroom is a spacious, peaceful room of neutral décor. Of similar size, Bedroom Two also overlooks the front garden. Bedrooms Three and Four are both well proportioned rooms overlooking the rear garden. Outside, the driveway provides plentiful parking and access to the single garage. The garden grounds have been beautifully landscaped and are mostly laid to lawn with a decked area and a wide range of shrubs, seasonal flowering plants and neat hedges.

- Four/Five Bedrooms
- Oil Central Heating
- Double Glazing
- Single Garage



Terms

Council Tax

Band G

EPC

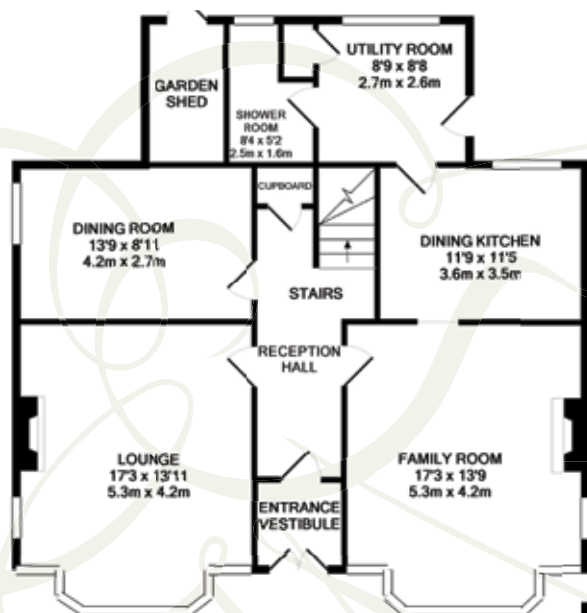
Band E

Entry

By arrangement

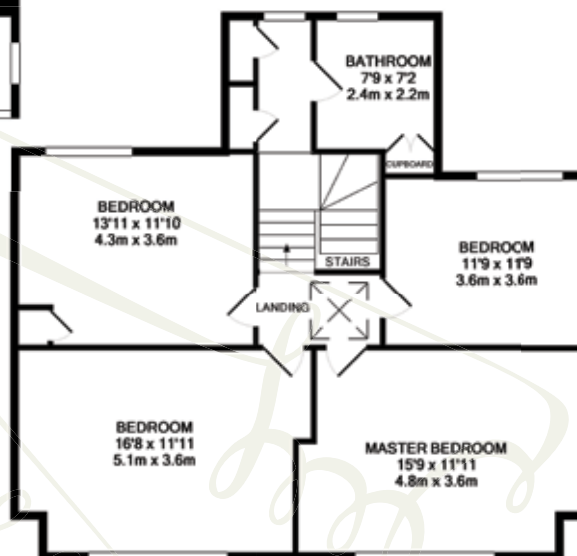
Viewing

Contact Solicitors
on 013398 87665



GROUND FLOOR

Approx floor area 958 sq ft (89m²)



FIRST FLOOR Approx floor area 842 sq ft (78.2m²)

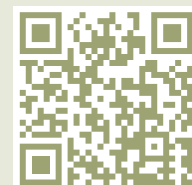
NB. Whilst these particulars are believed to be correct they are not guaranteed and do not form part of any contract.

mackinnons services

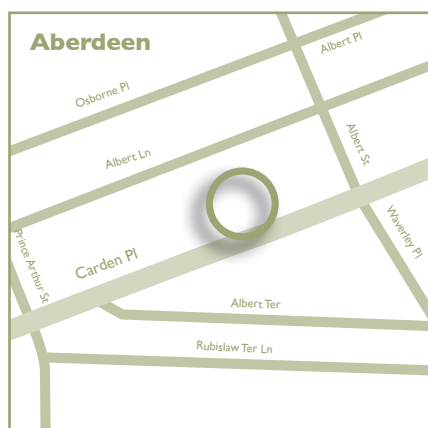
- Property matters including Sales and Purchase
- Wills, Trusts and Executries
- Powers of Attorney
- Employment Law
- Business Law
- Tax
- Leasing



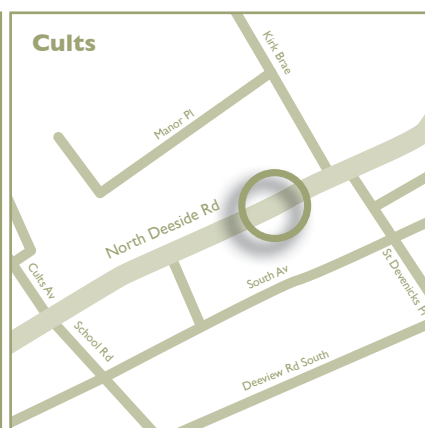
Visit our property services online:



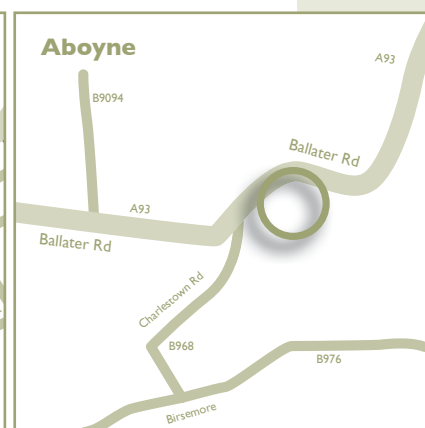
Find us at:



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**