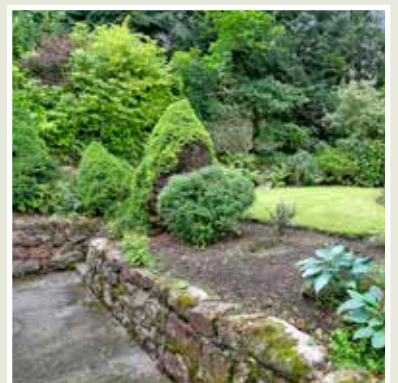




# The White Cottage

Birse, By Aboyne AB34 5ES



mackinnons  
solicitors



Entry to the property is via a hardwood door leading into a light and airy vestibule with glass door, both opening up into a fully carpeted spacious reception hall which gives access to all the accommodation. The sitting room is an exceptionally bright and large "L" shaped room featuring a large bay window and an open fire with terracotta coloured tile and brick fireplace. A newly fitted kitchen with cream coloured base and wall units and coordinating "American Pecan" coloured laminate work surfaces provide ample storage while the new appliances, both built in and free standing, are all included in the price. The well appointed family bathroom is fitted with a new modern white three piece suite with over bath Mira Excel shower and easy clean water boarding. Bedroom 1 is a good sized stylish, cosy room with exceptionally generous cupboard and storage space. Located to the front of the property this room has a beautiful multi pane bay window and delightful outlook. Bedroom 2 is rear facing with plenty of natural light coming from the ceiling light tunnel and large window. To the rear of the property is a deep store room - useful for keeping gardening equipment, bicycles etc. The single garage has power and light and a remotely operated up and over door. Adjoining this is the boiler room, with oil tank and newly fitted boiler.

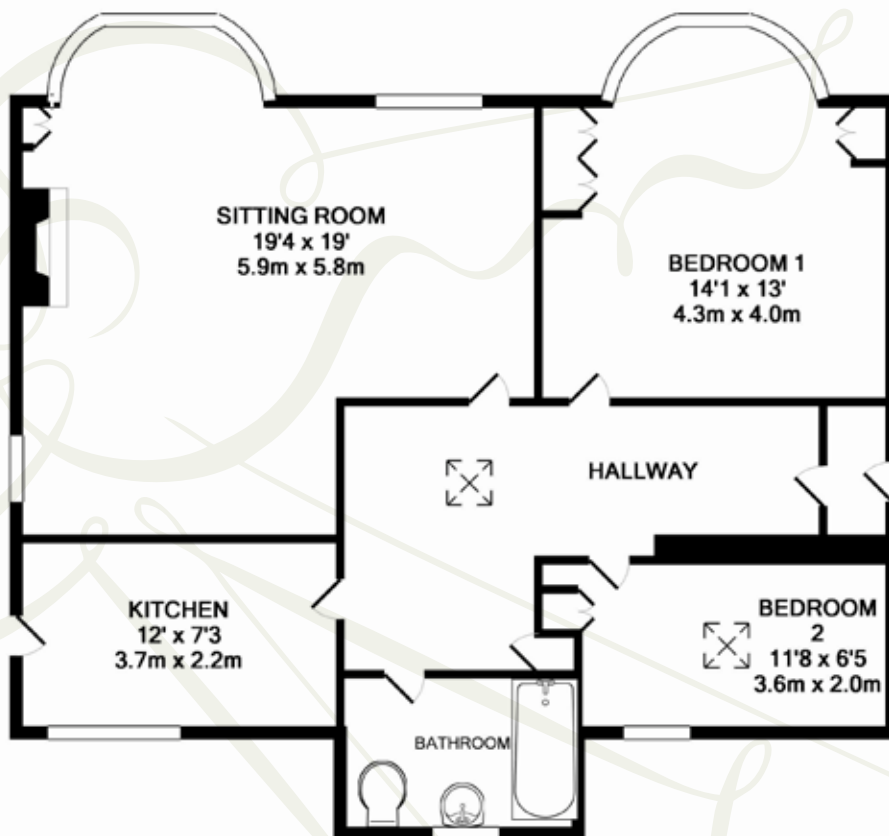
- Newly Refurbished and Upgraded Traditional Cottage
- Single Garage and Outbuildings

## The White Cottage

Birse, By Aboyne AB34 5ES

We are delighted to offer for sale this idyllic two bedroom detached traditional bungalow with single garage and outbuildings situated on the south side of the river and enjoying uninterrupted panoramic views to the bridge and village beyond. Offering versatile and sociable living accommodation throughout, this lovely home has been recently modernised and upgraded to a high standard. Decorated in neutral tones, and with new carpeting throughout, the property is in excellent order and "ready to move" into condition.





## Terms

**Council Tax**

Band F

**EPC**

Band D

**Entry**

By Arrangement

**Viewing**

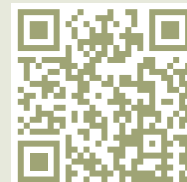
Contact Solicitors

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

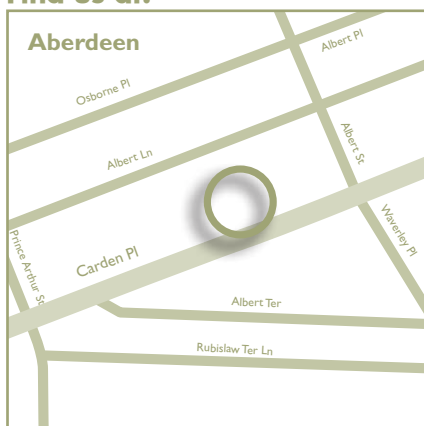
## mackinnons services

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

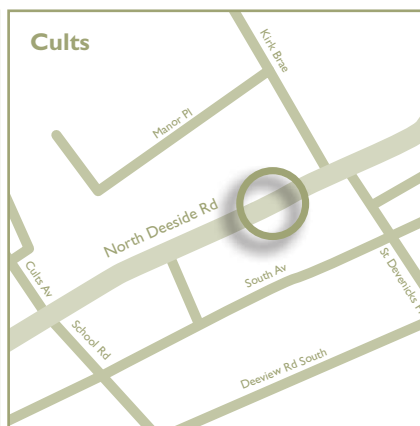
Visit our property services online:



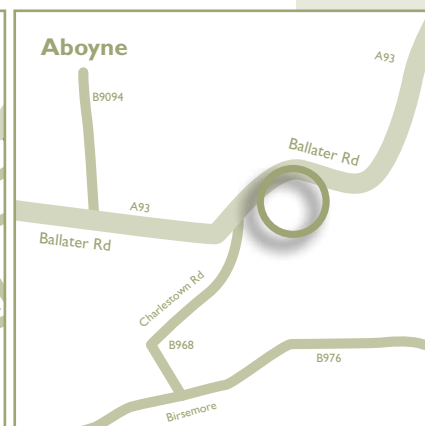
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