



# 7 Craigendinnie Crescent

Aboyne, Aberdeenshire AB34 5HZ



mackinnons  
solicitors



Enter the property at the rear into a double aspect sun room/foyer which benefits from fitted storage. Off the sun room/foyer is a conveniently located cloakroom WC and a generous storeroom where the boiler is located.

From the sun room a glazed door leads to the main hallway which, in turn leads to all remaining accommodation. The hallway benefits from extensive fitted storage facilities and a hatch gives access to the attic.

The dining kitchen is fitted with a good range of dark wood effect base and wall units which incorporate an integrated electric hob and double oven. There is space for free standing white goods.

The split level lounge is sufficiently proportioned to allow for a table and chairs. This lovely room features a modern stove with convenient wall mounted log storage areas close at hand.

There are three bedrooms, two are double rooms and one is a single. Bedrooms one and three have fitted storage facilities and bedroom two has ample room for free standing storage.

Completing the accommodation are a shower room and a utility room.

We are pleased to bring to the market this three bedroom timber constructed detached bungalow. Set within a large plot, the property benefits from a concrete yard, two garages, a shed and raised flower beds.

Enjoying an elevated position with a pleasant outlook towards surrounding hillsides, 7 Craigendinnie Crescent enjoys a sunny aspect and it is located within a peaceful cul-de-sac with no through traffic in the sought after Royal Deeside town of Aboyne.





## Terms

**Council Tax**

Band D

**EPC**

Band D

**Entry**

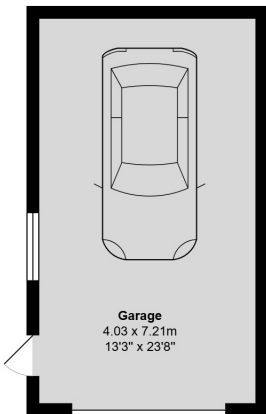
By Arrangement

**Viewing**

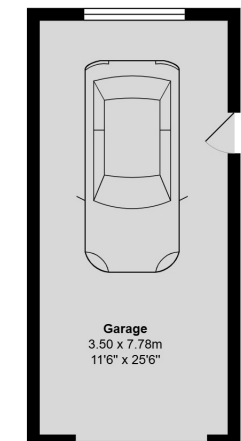
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- Oil Central Heating
- Stove in Lounge
- Double Glazing
- Two Garages
- Car Port
- Greenhouse and Patio



These particulars are intended to give a fair representation of the property and whilst every care has been taken in their compilation they are not guaranteed and do not form part of any contract. Areas, measurements and distances are given only as a guide and any plans are for identification only and are not to scale.

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