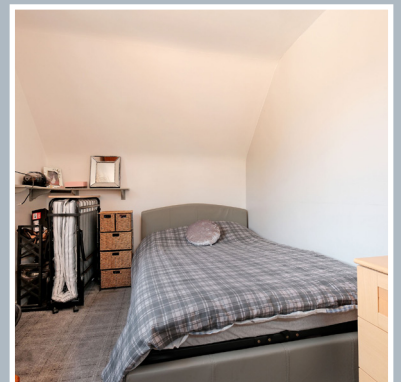




# 79 Ladywood Drive

Aboyne, Aberdeenshire AB34 5HA



**mackinnons**  
solicitors





Enter the property at the front door into a hallway with staircase to the upper floor. Doors off the hallway lead to the lounge and the bathroom. The hallway benefits from a fitted under stair cupboard.

A glazed door leads from the hallway to the dual aspect lounge which is sufficiently proportioned to allow for a variety of furnishings including a table and chairs. This bright and inviting room features a recessed stove set on a slate hearth.

The kitchen is fitted with a good range of cream gloss base and wall units with complementing light wood effect worktops and splashbacks. Integrated appliances comprise electric hob with oven below and extractor fan above. There is space for a free-standing dishwasher and space for a free-standing fridge freezer. The free-standing washing machine is concealed within a fitted cupboard.

The partially aqua-panelled bathroom is fitted with a three piece suite comprising bath with shower above, wash hand basin set in a vanity unit incorporating storage below and WC. There is a heated towel radiator, window and an extractor fan.

A carpeted staircase ascends to the landing where a window allows for natural light and a fitted cupboard offers storage.

There are two double bedrooms on the upper floor. Both bedrooms benefit from a dual aspect and have space for free-standing storage and furniture. Bedroom one provides fitted storage facilities.

We are pleased to bring to the market this well presented two bedroom semi-detached property with well laid out accommodation spanning one and a half floors.

Presented in walk-in condition, the property benefits from off street parking to the front and a fully enclosed garden with deck to the rear.

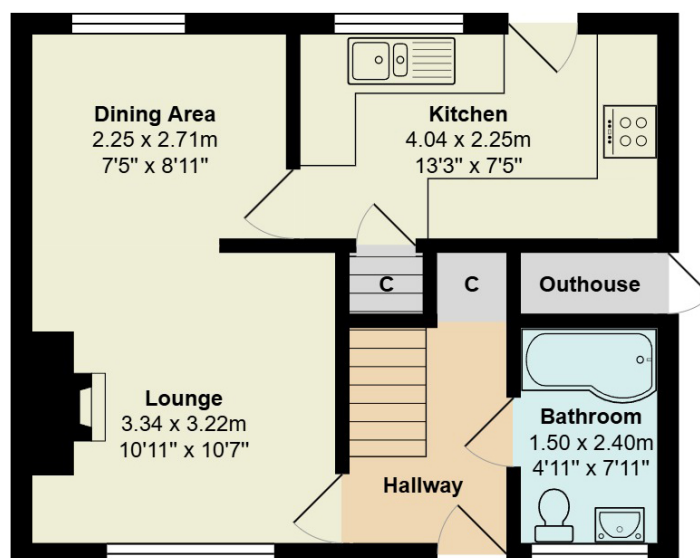
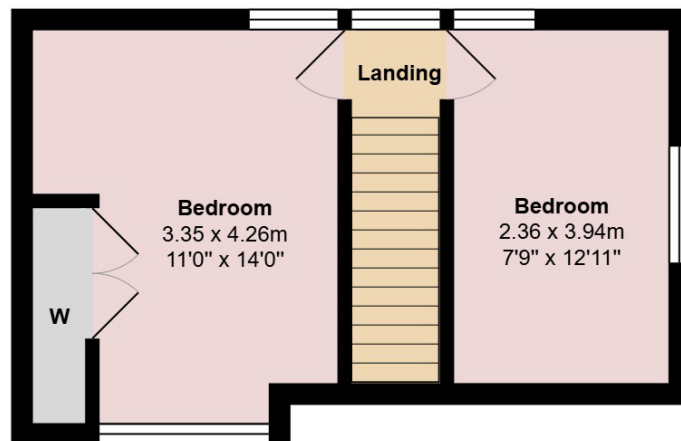
Ladywood Drive is conveniently located in close proximity to the schools and other amenities available in the sought after town of Aboyne in the heart of Royal Deeside.







- Oil Central Heating
- Stove
- Double Glazing
- Mains Water/  
Drainage
- Off Street Parking
- Enclosed  
Rear Garden



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.

## Terms

**Council Tax**  
Band B

**EPC**  
Band E

**Entry**  
By Arrangement

**Viewing**  
Contact Solicitors  
013398 87665

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