



25 Formaston Park

Aboyne, Aberdeenshire AB34 5HF



mackinnons
solicitors



The front entrance gives access to a vestibule, which, in turn leads to the main hallway via a 15 pane glass door. The main hallway gives access to all accommodation and to the rear vestibule. The main hallway benefits from a fitted cupboard which houses the water tank.

The lounge is a bright dual aspect room with windows to the front and to the rear.

Across the hallway from the lounge, the kitchen is located at the front of the property. It is fitted with a range of wood effect base and wall units with contrasting dark worktops and co-ordinating splashback tiling. There is space for white goods, the free-standing electric cooker is to remain and there is an extractor fan fitted above the cooker. A sliding door conceals a shelved cupboard.

The double bedroom is to the rear, which benefits from a fitted wardrobe with an adjoining, deep shelved cupboard.

The three piece bathroom completes the accommodation, it comprises a bath with shower above, wash hand basin and WC. A window provides ventilation.

The rear vestibule has a cupboard housing the electricity apparatus, it offers shelf storage, floor storage and coat hooks. A door from the vestibule opens to the rear garden and the communal gardens beyond.

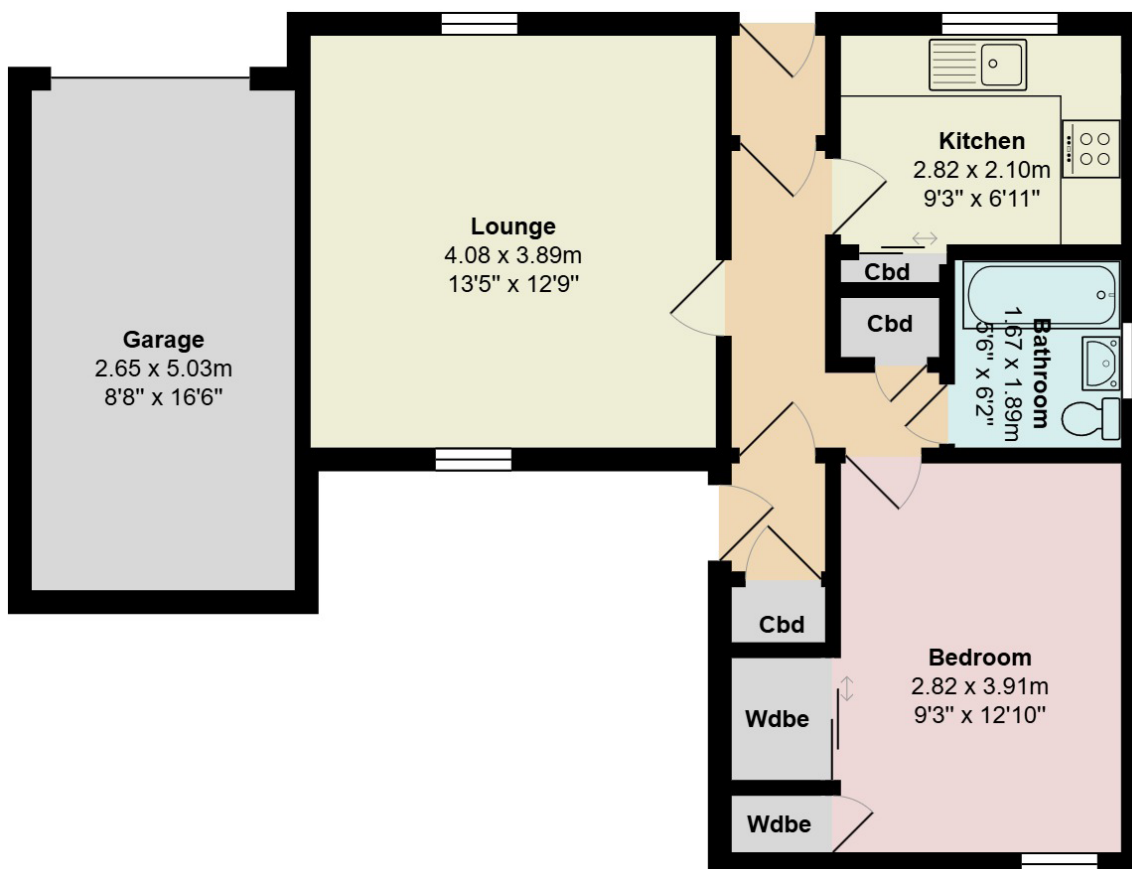
Formaston Park is a one bedroom single storey, mid-terrace property which offers easily maintainable accommodation all on one floor. With front and rear access, well tended garden grounds, a single garage and off-road parking, this property would benefit from a degree of modernisation.

It presents the ideal opportunity for a first time buyer, someone looking to down-size, a buy-to-let investor or a property developer. Early viewing is recommended.





- Electric Heating
- Double Glazing
- Parking
- Garage



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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