



5 Old Toll House Road

Aboyne, Aberdeenshire AB34 5AF



mackinnons
solicitors



Enter the property at the front into an entrance hallway housing the staircase to the upper floor. The hallway leads to the dining kitchen, a dining room and a two piece WC cloakroom.

The L-shaped dining kitchen is to the rear of the property. It is fitted with a range of dark wood effect base and wall units incorporating an electric hob and double oven. An island allows for informal dining, and there is space in front of patio doors for the placement of dining furniture.

A door from the dining kitchen gives access to the dining room/family room which, in turn gives access to the hallway.

The lounge is a dual aspect room with a large window to the front and patio doors to the rear. The room features a stove set in an exposed brick surround with slate hearth. It is not known if the stove is in working order.

Off the lounge is a versatile room which could be utilised as a home office/hobby room or play room.

A carpeted, open tread staircase rises to the upper landing where a hatch gives access to the attic.

We are pleased to bring to the market this versatile and well laid out two storey, four bedroom, three public room, detached property. Occupying a large plot in a convenient location in the heart of the popular Royal Deeside town of Aboyne, 5 Old Toll House Road is in need of upgrading throughout and is brought to the market at a price to reflect this.

Externally, the property is further enhanced by a double garage and generous gardens to the front, side and rear.

With all these factors combined, viewing is recommended for prospective purchasers to appreciate the property as it is and its potential.





There are four bedrooms, an en-suite bathroom room and a family bathroom on the upper floor.

Located at the front, the principal bedroom provides excellent fitted storage facilities and is served by the en-suite bathroom comprising bath with shower above (shower head missing), wash hand basin and WC.

The remaining three bedrooms are to the rear of the upper floor. Two are double rooms with fitted wardrobes and the third is a generous single with space for free standing storage.

Completing the property's accommodation is the family bathroom comprising bath, shower cubicle, wash hand basin and WC.



Old Toll House's entrance opens to a driveway which leads to a parking area and the double garage. The front, side and rear gardens are bordered by a mixture of fencing and hedging.



- Electric Heating
- Double Glazing
- Mains Water and Drainage
- Set in a Generous Plot
- Parking
- Double Garage
- Convenient Location

Terms

Council Tax
Band G

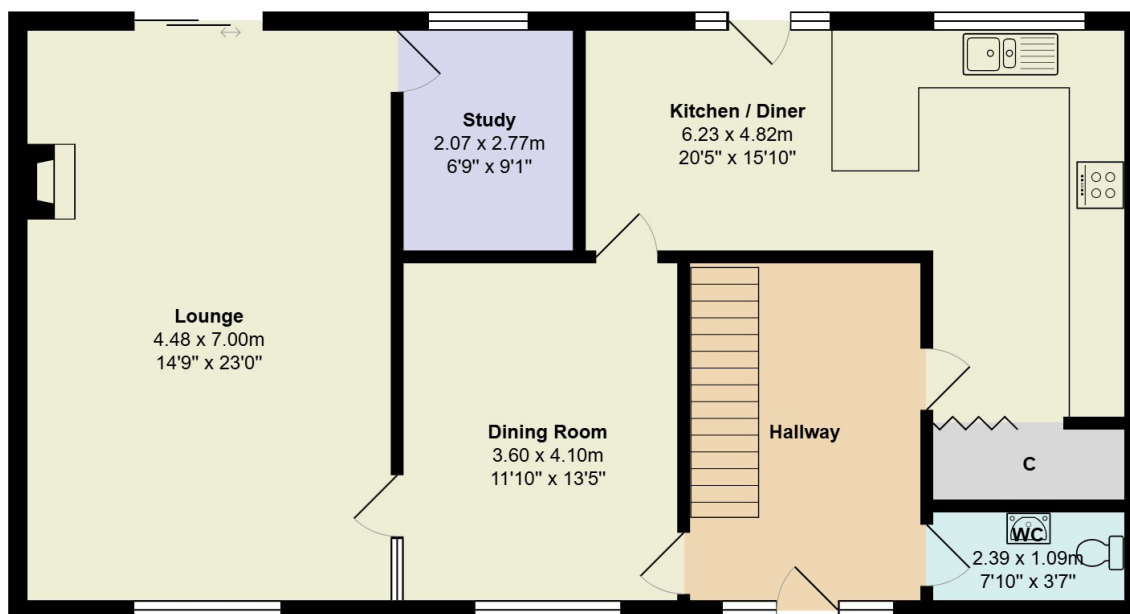
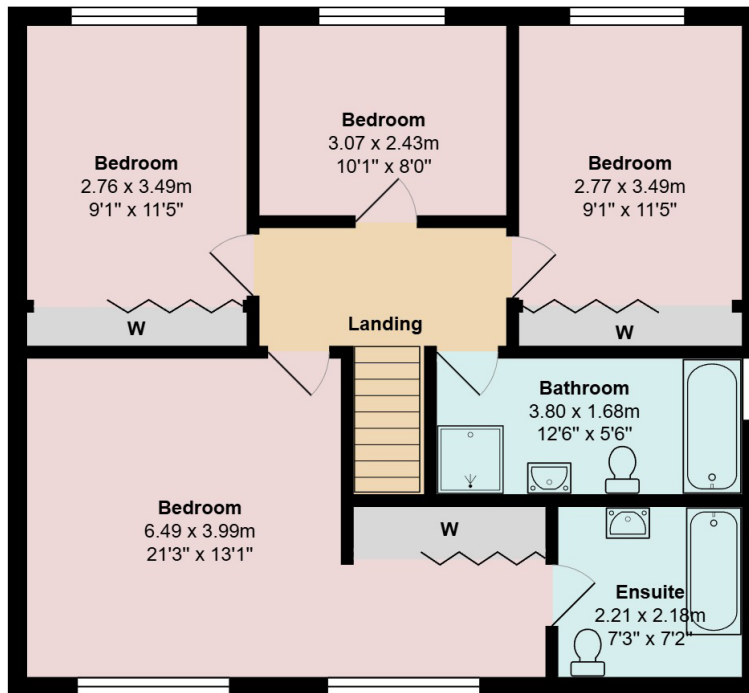
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Band F

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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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