



23 Charlton Crescent  
Aboyne, Aberdeenshire AB34 5GN





Enter the property via the main entrance into a vestibule which, in turn leads to the main hallway via a fifteen pane glazed door. A large, walk-in hall cupboard houses the electrical apparatus. Benefitting from lighting, the cupboard provides excellent floor storage and shelving. The hallway gives access to all accommodation, with a hatch providing access to the attic. A second hall cupboard houses the water tank.

The generously proportioned lounge is positioned at the front of the house. A fifteen pane glazed door in the lounge allows for natural light to flow from the lounge into the hallway.

The dining kitchen is to the rear. Enjoying a sunny aspect, it is fitted with a range of white matte base and wall units with contrasting worktops and tiled splashback. The free-standing electric cooker with extractor fan above is to remain, along with the free-standing washing machine. There is space for a free-standing fridge or fridge freezer. A partially glazed door to the rear of the kitchen gives access to the south facing rear garden and a window bathes the room with natural light.

23 Charlton Crescent offers two double bedrooms. One to the rear and one to the front. Both rooms benefit from fitted storage.

A centrally placed three piece shower room completes the accommodation. The shower room comprises a corner shower cubicle, wash hand basin with a shelf and wall mounted mirror above and a WC.

We are delighted to bring to the market this two bedroom semi-detached, single storey property.

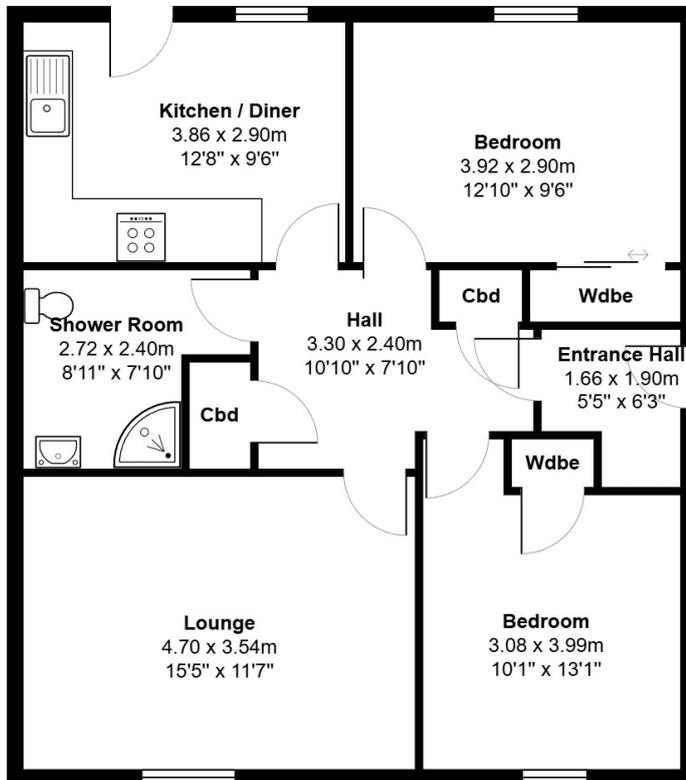
Presented in neutral tones throughout, 23 Charlton Crescent benefits from a well laid out, flowing interior. Externally, it is further enhanced by a well tended, south facing rear garden as well as off road parking for two cars to the front.

Located in a sought after residential area of the desirable Deeside town of Aboyne, early viewing is recommended to avoid disappointment.





- Electric Heating
- Double Glazing
- Mains Water and Drainage
- Off Road Parking
- Enclosed South Facing Rear Garden
- Sought After Location



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 D

### EPC

Band D

### Entry

By Arrangement

### Viewing

Contact Solicitors  
013398 87665

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