



Caledonian House

1 Allan Brodie Lane, Aboyne, Aberdeenshire AB34 5BW



mackinnons
solicitors



Enter the property via a partially glazed hardwood door into the entrance hallway. The hallway leads to the utility room and the dining kitchen/family room, and it houses a carpeted staircase to the upper floor.

The utility room is fitted with base and wall storage units, it has plumbing for a washing machine and houses the water tank.

The dining kitchen is sufficiently proportioned for the placement of a large table and lounge furniture.

The dining kitchen/family room leads to the ground floor double bedroom with fitted storage and the bedroom leads to a three piece en-suite shower room.

Returning to the main hallway, a carpeted staircase ascends to a small landing where a door gives access to a generous, bright and inviting living space.

Beyond the upper floor living space, a hallway gives access to three bedrooms and the family bathroom.

The upper floor bedrooms comprise one double bedroom and two single bedrooms. The double is a dual aspect room adjacent to the family bathroom.

Completing the accommodation is the three piece family bathroom comprising corner bath with shower above, wash hand basin and WC. A Velux window and an extractor fan allow for ventilation.

We are pleased to bring to the market this four bedroom, one and a half storey, semi-detached, converted granite steading in the heart of the sought after village of Aboyne. Caledonian House offers versatile, generously proportioned and well laid out accommodation which could be used for single or multiple generational living, as a holiday let, or as a buy-to-let property.

Externally, Caledonian House benefits from two exclusive parking spaces on the shared access lane. Attached to the house is a large external store room with plumbing for a washing machine, power and light.





Terms

Council Tax

Band D

EPC

Band D

Entry

By Arrangement

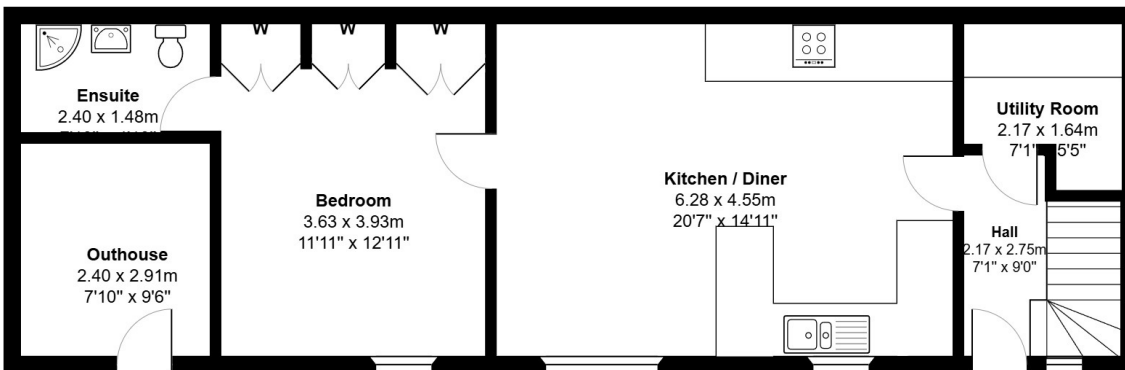
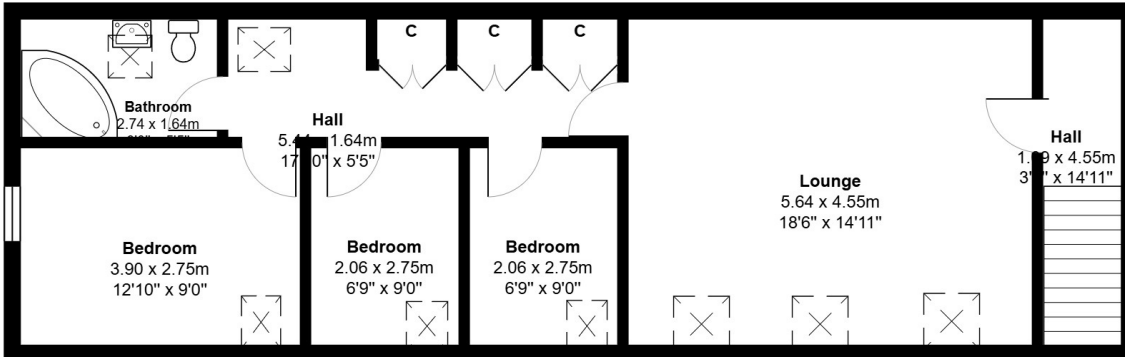
Viewing

Contact Solicitors
013398 87665

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- Electric Heating
- Double Glazing
- Mains Water and Drainage
- Convenient Location
- Versatile Accommodation
- Viewing Essential



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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