



8

Bellwood Drive

Aboyne, Aberdeenshire AB34 5QG



mackinnons
solicitors



Enter the property via the front door with two stained glass panels into the entrance hall, with a cupboard containing the electrical apparatus and shelving. The hall houses a carpeted staircase to the upper floor, and it gives access to the lounge.

The lounge is a bright room, bathed in natural light from the front and rear and it benefits from a deep, understair cupboard. An archway provides a partial divide between the lounge and dining area, and another archway allows access from the dining area to the kitchen. A door from the dining area leads out to the garden.

The kitchen is fitted with a range of matte green base and wall units with contrasting worktops incorporating a stainless steel sink and draining board.

Returning to the hallway, the carpeted staircase ascends to the upper landing with fitted storage and a hatch for access to the partially floored attic with power and light.

There are two bedrooms on the upper floor. Both bedrooms benefit from fitted wardrobes with sliding mirror doors. Bedroom one is a double room to the front and bedroom two is a single room to the rear.

Completing the accommodation is a modern, three piece shower room with electric underfloor heating. There is space for a free-standing washing machine below. A window and an extractor fan allow for ventilation.

We are delighted to bring to the market this well presented, two bedroom, two storey, semi-detached property in the sought after Deeside village of Aboyne.

8 Bellwood provides semi-open plan living on the ground floor, with two bedrooms and a shower room on the upper floor.

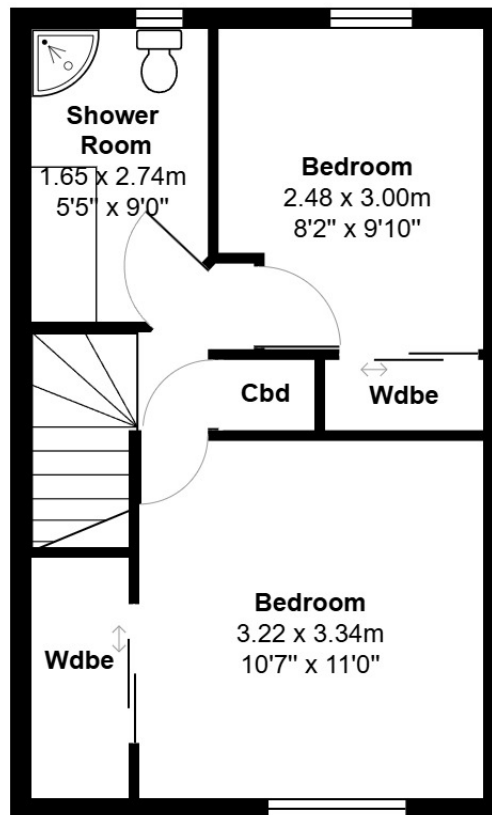
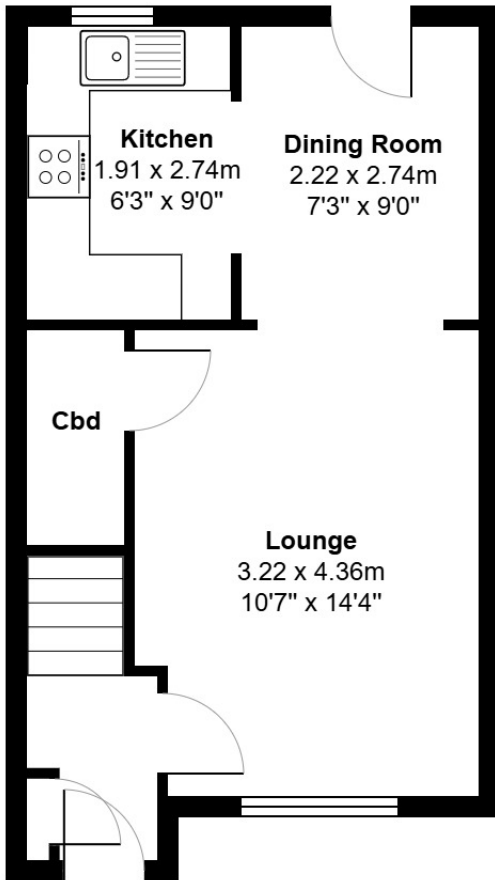
Externally, the property is enhanced by a lawn and off-road parking for two cars to the front and a fully enclosed, south facing garden to the rear.





- Electric Heating
- Underfloor Heating in Shower Room

- Double Glazing
- Mains Water and Drainage



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

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By Arrangement

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