



# 5 St Machar Avenue

Aboyne, Aberdeenshire AB34 5FH



mackinnons  
solicitors



Enter the property at the front into the main hallway which houses the staircase, provides storage and leads to most ground floor accommodation.

The lounge is a spacious, bright and welcoming room to the front. Also located at the front of the property is a versatile, additional room currently utilised as a boot room which would equally lend itself well for use as a home office, or playroom.

Adjoining the lounge to the rear, a beautiful, open plan, south facing dining kitchen and family room allows access to the fully enclosed south facing garden. Fitted with a range of white matte base and wall units, with complementing worktops and splashbacks, the kitchen incorporates an integrated five ring gas hob with extractor fan above, a double oven, fridge freezer, dishwasher and a one and half bowl sink and draining board. The dimensions of the room are sufficient for the placement of a table and chairs and other items of furniture. A breakfast bar allows for informal dining.

Conveniently located next to the kitchen, a utility room provides further storage, a work surface and a sink. There is space for a free-standing washing machine and a tumble dryer. The utility room also provides access to the rear garden.

A further door leads to a two piece WC cloakroom with a wash hand basin, WC, window, extractor fan and heated towel radiator.

We are delighted to bring to the market this beautifully presented, four bedroom, two public room, two storey, detached family home. Boasting generously proportioned accommodation, and a layout conducive to modern family living, 5 St Machar Avenue is further enhanced by off street parking for two cars and a garage with electric door.

Situated within the sought after, desirable Deeside town of Aboyne, 5 St Machar Avenue is conveniently located for schooling and other amenities.





A carpeted staircase ascends to the upper landing where a fitted cupboard houses the water tank. A hatch with drop down ladder give access to the partially floored attic with power.

There are four double bedrooms on the upper floor, two to the front and two to the rear. Two of the bedrooms benefit from three piece en-suite shower rooms. All four bedrooms offer excellent fitted storage.

A three piece bathroom comprising bath with shower above, wash hand basin and WC completes the accommodation.

The en-suites and the family bathroom all benefit from heated towel radiators, windows, extractor fans and storage. The family bathroom has a charging point.

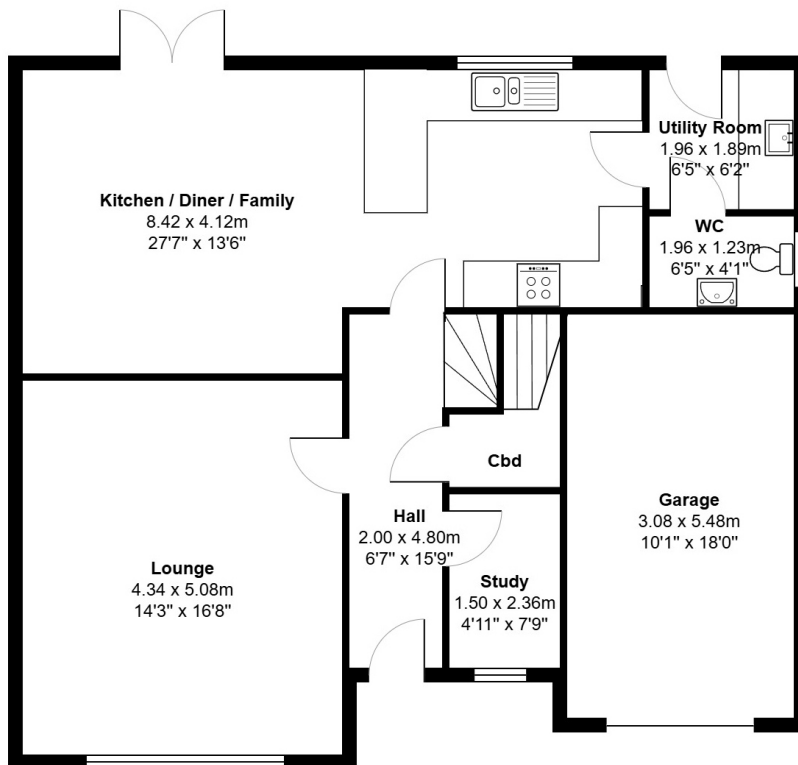
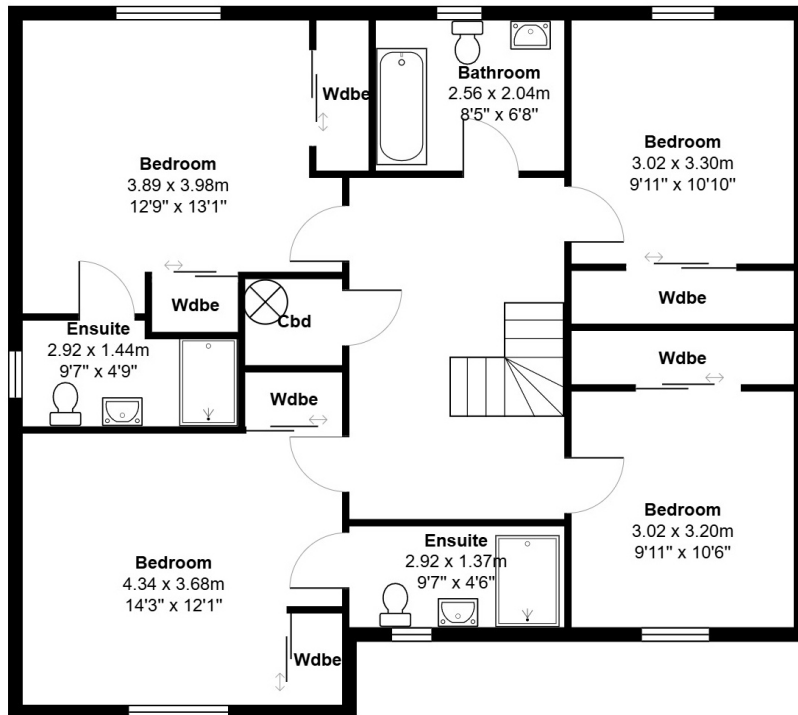


St Machar Avenue occupies a generous plot which offers a good degree of privacy to the rear. The well maintained fully enclosed south facing garden is mainly laid to lawn with the remainder being laid to a well maintained deck outside the dining kitchen, an additional deck with pergola in the south westerly corner. Stone chip pathways and stepping stones allow for ease of access around the garden, which also features arbours, well stocked planters, a shed and a bin storage area. There is an outside tap to the rear of the house. A gate on the westerly gable allows for ease of access between the front and rear gardens.

To the front, the driveway provides off road parking for two cars and leads to a single garage with an electric up and over door. The remainder of the front garden is laid to lawn, bordered by mature shrubs.



- LPG Central Heating
- Double Glazing
- Mains Drainage and Water
- Flowing Accommodation
- Turn-Key Condition
- Convenient Location



## Terms

**Council Tax**  
Band G

**EPC**  
Band C

**Entry**  
By Arrangement

**Viewing**  
Contact Solicitors  
013398 87665

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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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