

5 West Toll Crescent

Aboyne, Aberdeenshire AB34 5GB







mackinnons

solicitors



We are pleased to bring to the market, this two bedroom detached bungalow featuring a dining kitchen and south facing lounge.

Enter the property through a hardwood canopied doorway into a vestibule which, in turn leads to the main hallway.

Providing access to most of the accommodation, the hallway benefits from a fitted storage cupboard. A hatch with drop down ladder gives access to the attic. A small hall cupboard houses the electrical apparatus.

The lounge is a bright, south facing room featuring a coal fire set within a stone surround with a tiled hearth and mantelpiece with a fitted display unit to one side. A large window overlooks the front garden.



The dining kitchen is fitted with a range of base and wall units with complementing work surfaces and tiled splashbacks. The counter tops incorporate a stainless steel sink and draining board, dishwasher, oven and hob with extractor fan above. Two additional fitted cupboards complete the kitchen.

A door from the dining kitchen leads to the rear hallway/utility room which is fitted with base units, a work surface and a washing machine which is to remain. There is a large, fitted cupboard providing floor storage and shelving. A door from the rear hallway gives access to a two piece cloakroom WC. A door from the rear hallway leads to the side garden. A hatch allows access to an attic.

Returning to the front of the property, the main hallway leads to the bedrooms and bathroom. Bedroom one is a double room to the front and bedroom two is a large single room to the rear. Each bedroom benefits from fitted storage.

Completing the accommodation is a three piece bathroom comprising bath with shower above, wash hand basin and WC set in a vanity unit.

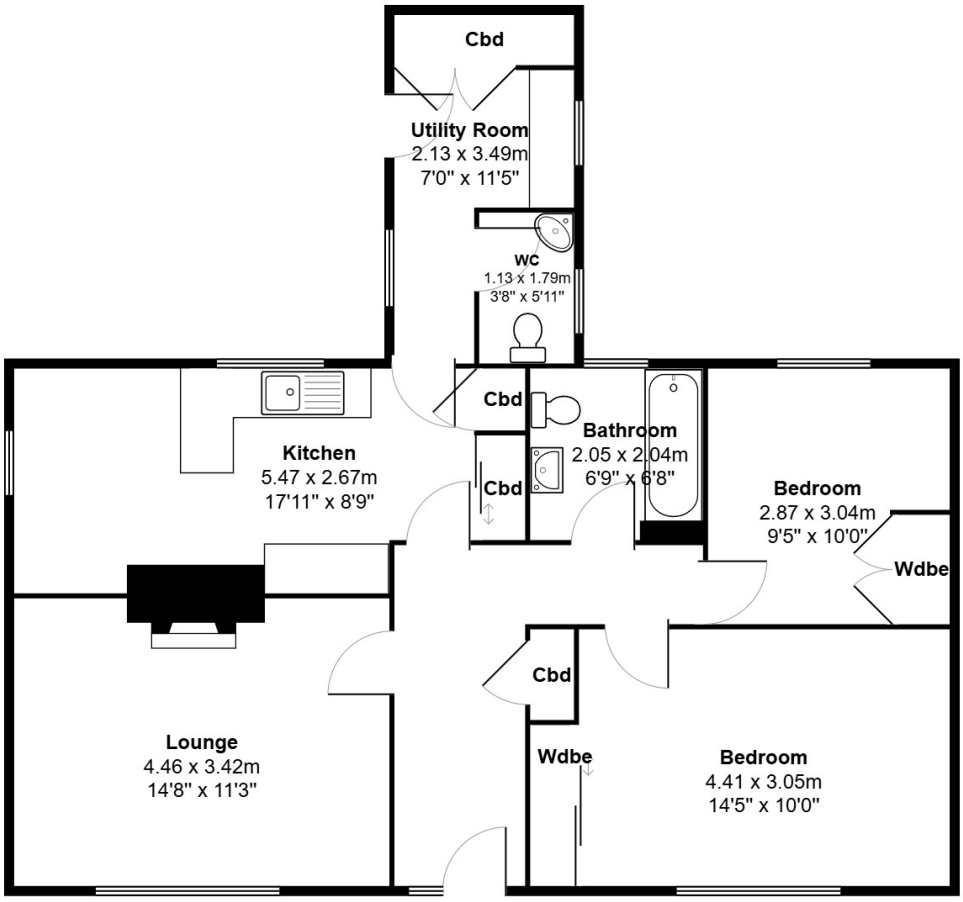
The front garden is mainly laid to lawn with plants and shrubs. A tarred driveway leads to a single garage with up and over door, power and light.

A gate and pathway connect the front and rear gardens. The low maintenance rear garden is largely laid to patios. Next to the westerly patio is a stone chip drying area.





- Electric Heating
- Double Glazing
- Mains Drainage and Water
- Convenient 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.

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