



1 Aboyne Grange

Old Town Road, Aboyne, Aberdeenshire AB34 5QH



mackinnons
solicitors



Enter the property via a sheltered front door into a bright and welcoming hallway housing the staircase to the upper floor. Beneath the staircase is a cupboard containing the underfloor heating manifolds and electrical apparatus. The hallway gives access to the dining kitchen, and a generous three piece shower room with shelved cupboard.

Central to the ground floor is an open plan dining kitchen. Bathed in natural light with a full height ceiling, the dining kitchen is a functional space ideal for everyday life and entertaining alike. A glazed sliding door gives access to the south facing deck. The dining kitchen gives access to the lounge, utility room and the family room/ground floor bedroom. The kitchen is fitted with a good range base and wall units with an island.

The lounge is a dual aspect room with a window and patio door to the front and two windows to the side. This cosy room features a stove with mantel and surround incorporating a recessed wood storage area and fitted media shelving to one side.

To the other side of the kitchen is a family room/ground floor bedroom providing excellent fitted storage.

To the rear of the dining kitchen is the utility room with a door allowing access to the integral double garage where the boiler is located.

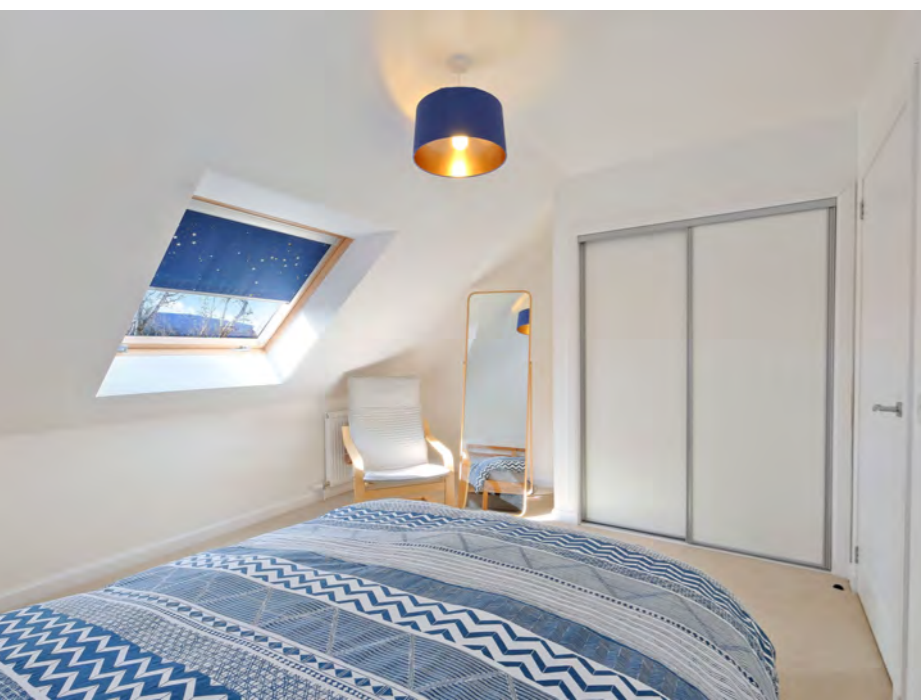
Returning to the entrance hallway, the carpeted staircase passes a small door which gives access to a fitted storage cupboard housing the water tank. The staircase rises to the spacious upper floor galleried landing which could be utilised as a seating area or home office. A hatch gives access to the roof void.

We are delighted to bring to the market, this striking architecturally designed four/five bedroom, two/three public room detached house. Occupying a tranquil, elevated plot extending to approximately 0.62 acres, 1 Aboyne Grange boasts magnificent views to the south over open farmland to the hills beyond.

Sitting amidst well maintained gardens, the property is further enhanced by a double integral garage with electric up and over door, carport and off-road parking for several cars.

Viewing is absolutely essential to fully appreciate the location and versatile accommodation on offer at this unique, hidden gem of a home, located on a track shared with only one other property, in the desirable Deeside village of Aboyne.





The landing provides access to four double bedrooms and the family bathroom.

All four double bedrooms boast fitted storage. With breathtaking views, bedrooms one and two are served by spacious three piece en-suite shower rooms.

Completing the accommodation is the three piece family bathroom.

It is worth noting that all shower rooms and the bathroom feature wash hand basins set in vanity units and electric charging points. The en-suites and the family bathroom all feature heated towel radiators and WCs with douche spray hoses.



Aboyne Grange occupies a generous plot extending to approximately 0.62 acre comprising lawn, mature woodland, decking, parking and a sloping bank down to a rippling burn and bank beyond.

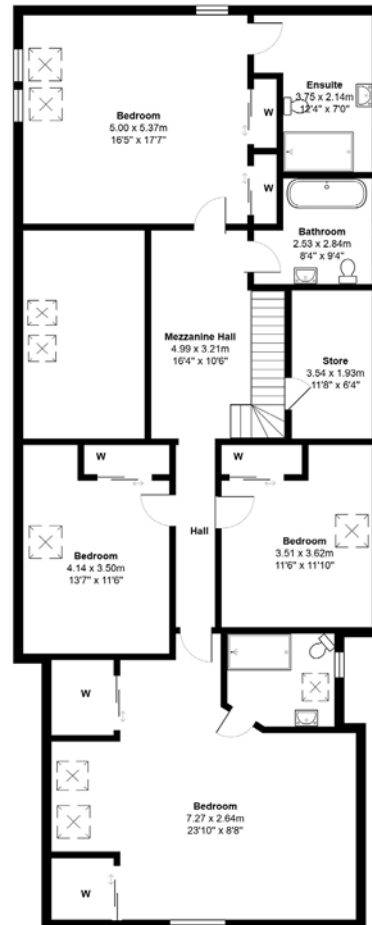
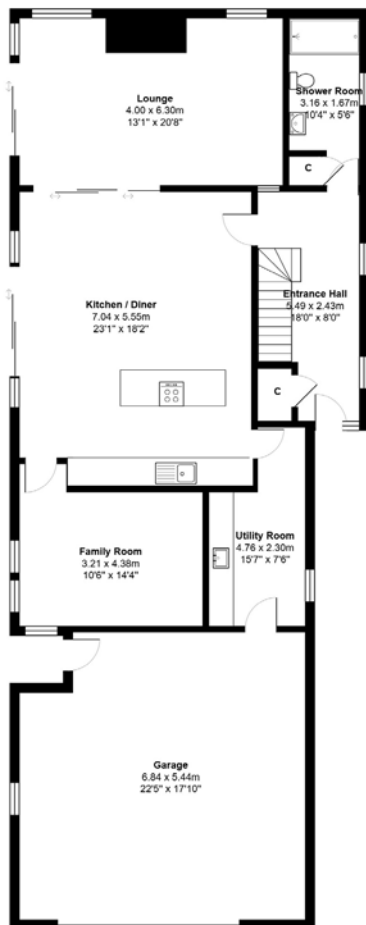
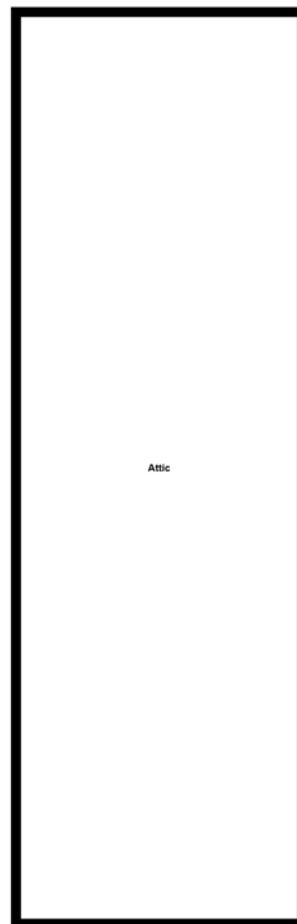
Large wooden entrance gates lead from the shared track to a stone chip parking area for several cars.

The double garage with up and over doors houses the boiler. A door to the side of the garage allows foot access and a door to the rear of the garage connects to the utility room.

Adjacent to the garage is a stone chip/paved, canopied car port leading to the property's main entrance. The property benefits from excellent outdoor lighting and an outside tap.



- Oil Fired Central Heating
- Underfloor Ground Floor Heating
- Double Glazing
- Mains Water and Private Drainage
- Solar Panels
- Bathroom, Shower Room and Two En-Suites



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

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By Arrangement

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