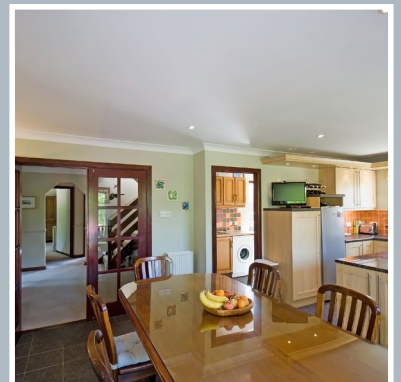
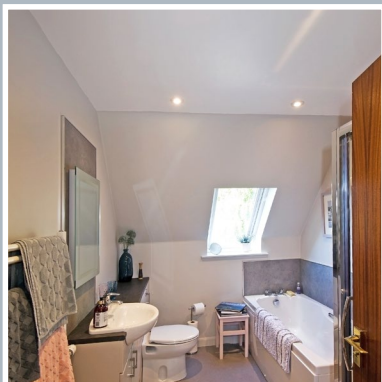




5 Queens Hill Drive

Aboyne AB34 5GD



mackinnons
solicitors



The ground floor accommodation flows well, and is ideally suited to entertaining and family living. The heart of the home is the spacious kitchen with ample oak effect base and wall units, central island unit with granite worktop and power socket ideal for food preparation, a range cooker with LPG hob and electric ovens. The adjacent utility room with additional storage gives access to the drying area and log store. From the central hallway there is access through a glazed door to the formal sitting room with multi-fuel stove, open outlook over the beautifully landscaped garden and patio doors to the west facing paved patio area. Completing the accommodation on the ground floor is the guest bedroom with adjacent shower room and the well proportioned office/study.

On the first floor the extremely spacious principal bedroom has two built in double wardrobes with sliding mirrored doors and an en-suite shower room. The recently refurbished family bathroom, double bedrooms 2 and 3 both with built in wardrobes and bedroom 4 complete the first floor accommodation.

Throughout the house there is plenty of built in storage, including a boiler/drying cupboard on the ground floor and a large airing cupboard on the landing.

The detached double garage (5.65m x 5.58m) benefits from a floored loft area with electrical sockets and Velux windows. The front driveway provides parking for around 4 cars and there is also additional parking to the rear of the garage where a caravan or motorhome may be stored and there is an outdoor electric socket for this purpose.

An impressive 5 bedroom detached home with detached double garage and landscaped garden grounds in a quiet residential area conveniently located for access to Aboyne Golf Club and the village centre.

5 Queens Hill Drive is a delightful modern family home, with spacious and flexible living accommodation flooded by natural light and neutral décor throughout.





There are landscaped garden areas on three sides of the property with the majority of the garden space to the front of the house benefitting from a selection of mature shrubs and trees. There are landscaped garden areas on three sides of the property with the majority of the garden space to the front of the house benefitting from a selection of mature shrubs and trees. To the side of the house is a west facing paved patio providing space for alfresco relaxation and entertaining. In addition there is a large log store, a garden shed and outdoor water tap.

The property is fully double glazed and is served by oil fired central heating plus solar panels for hot water. All floor and window coverings, light fittings and most white goods will be included in the sale.



The picturesque Deeside village of Aboyne holds an enviable position in the beautiful Dee Valley and has a good range of shops, excellent primary and secondary schooling and leisure facilities including an active theatre community and community centre. With the Aberdeen Bypass now providing a fast link to the north and south of the city travelling times from Aboyne to Dyce Airport, Westhill and Stonehaven have been significantly reduced making Aboyne an even more attractive proposition for commuters.

The area is popular with outdoor enthusiasts and is particularly attractive to walkers and cyclists with the Deeside Way passing through the village and its close proximity to Glen Tanar Estate and the Cairngorms National Park.



- Sitting Room
- Dining Kitchen
- Office/Study
- Utility Room

- 5 Bedrooms
- 3 Bathrooms
- Detached Double Garage
- Landscaped Garden

Terms

Council Tax
Band F

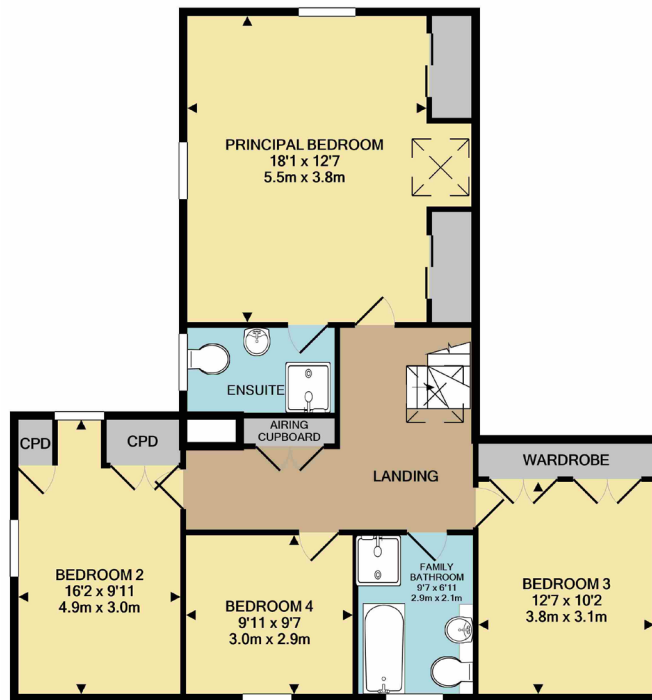
EPC
Band D

Entry
By Arrangement

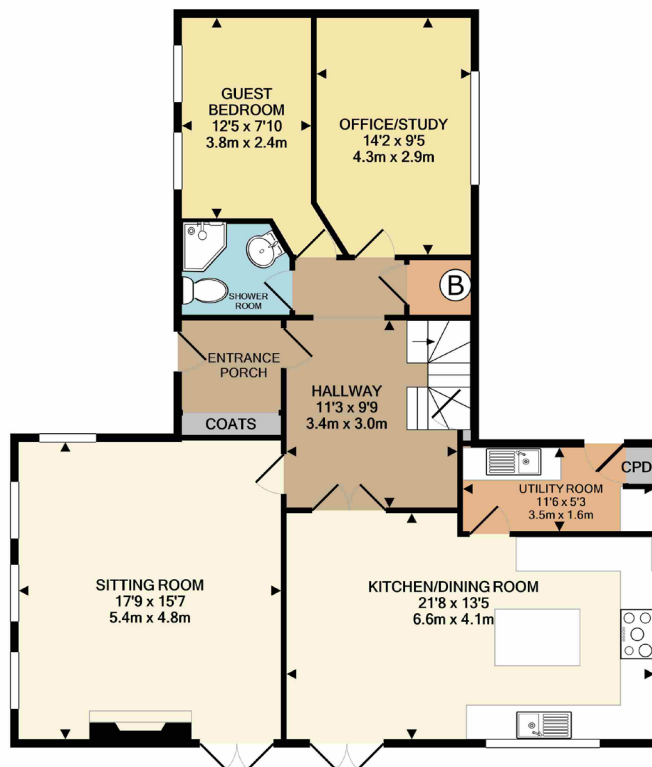
Viewing
Contact Solicitors
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1ST FLOOR



GROUND FLOOR

N.B. Whilst these particulars are believed to be correct they are not guaranteed and do not form part of any contract.