



Craigmore

Ballogie, Aboyne, Aberdeenshire AB34 5DL



mackinnons
solicitors



There are two generously sized double bedrooms with built in press cupboards and a bathroom with a three piece white suite.

Outside, the large back garden is mainly laid to lawn with mature shrub border and trees. There is a good sized traditional granite outbuilding, currently used as a garage, and off road parking for two vehicles on the gated driveway.

The property benefits from double glazing and oil central heating. There is mains water and a connection to a waste water treatment plant shared by the other properties on the lane for which there is an annual service charge payable to Ballogie Estate. The property is connected to mains electricity. Fibre optic broadband is available close by.

Ballogie is a charming hamlet in the heart of Royal Deeside, famous for its scenic beauty, just 5 miles from Aboyne and 9 miles from Banchory and within easy commuting distance of Aberdeen and Westhill. Within the hamlet there is a nursery school, and the Butterworth Gallery, whilst Aboyne and Banchory offer a wider choice of amenities. Surrounded by forest and farmland, Ballogie offers a superb quality of life for its residents, with an abundance opportunities for the sporting and outdoor enthusiast including cycling, salmon fishing and walking routes. There is riding and trekking available locally at Midstrath Equiworld and Highlands Unbridled at Murley. Fishing is available nearby in the River Dee.

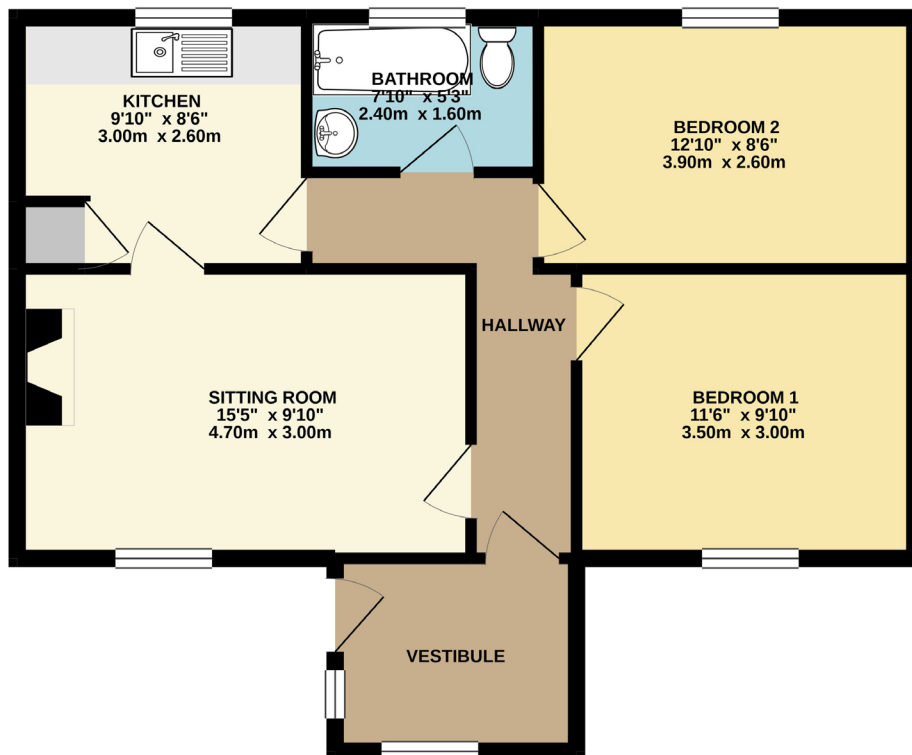
Enjoying a peaceful setting in the beautiful Deeside countryside Craigmore is a charming traditional cottage with a stunning outlook to the south, a generous garden and a traditional stone outbuilding. In need of modernisation the property has huge potential to create a lovely home.

From the entrance vestibule the house is entered into the hallway which gives access to all of the living accommodation comprising a good sized sitting room with fireplace and kitchen which is fitted with base units and stainless steel sink.





- Traditional Cottage
- Peaceful Location
- Huge Potential
- 2 Bedrooms
- Granite Outbuilding
- Southerly Outlook
- Large Garden
- Off Road Parking



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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