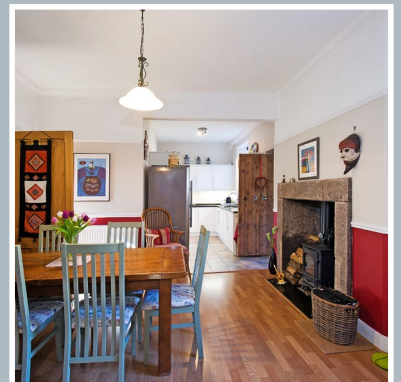




Glenlogie

Ballater Road, Aboyne, Aberdeenshire AB34 5HY



mackinnons
solicitors



The property is neutrally decorated throughout with a fine balance of contemporary styling and traditional features including original pine doors, sash and case windows, picture and dado rails and decorative plasterwork.

Pedestrian access to the house is along a central pathway from the wrought iron gate to the traditional wooden front door. From the entrance hall are doors off to the two front reception rooms; a cosy sitting room with wood burning stove set in an exposed granite fireplace and an elegant, spacious dual aspect lounge with original cast iron open fireplace. The kitchen/dining room to the rear of the property is accessed from both the entrance hall and the lounge and has a striking granite fireplace with log burning stove as its focal point. The kitchen area is fitted with a wide range of modern base and wall units in white together with contrasting black work tops, black sink and integrated appliances including double oven with warming drawer, ceramic hob with vented extractor and dishwasher. Completing the ground floor accommodation is the utility room housing plumbing for washing machine and with a handy wet room leading off.

From the entrance hallway a pitch pine staircase leads to the light and airy galleried landing with skylight and ladder access to the fully floored and insulated loft. There are four double bedrooms; the two larger rooms to the front have a lovely south facing aspect, with the two slightly smaller rooms to the back enjoying views over the back garden. Centrally located between the two front rooms is a bright study area, which could also be utilised as a single bedroom.

Glenlogie is a very attractive detached traditional double fronted granite house with a wealth of original features in generously sized garden grounds.

Centrally located in the desirable Deeside village of Aboyne, a short walk from the local amenities, schools and the village square and Green which is host to the increasingly popular Aboyne Highland Games, Glenlogie is an attractive, sizeable family home maintained and modernised to a high standard both inside and out.





Finally, the family bathroom is fitted with a white three piece suite.

Outside the fully enclosed garden grounds are easily maintained with areas of lawn, decorative borders, mature shrubs and trees and paved pathways. In the back garden there are several raised vegetable beds, soft fruit bushes, mature fruit trees, a garden shed, coal shed and log stores. Vehicular access is along the lane to the side of the house, with a wrought iron gate to an area of hard standing suitable for several cars and a timber single garage.

The property benefits from oil fired central heating via a Grant condensing combi boiler and secondary double glazing to most windows.



The picturesque Deeside village of Aboyne holds an enviable position in the beautiful Dee Valley and has a range of shops, hotels, excellent schools and leisure facilities including an active theatre community and community centre. The area is popular with outdoor enthusiasts. The ski centres at Glenshee and the Lecht are within a short travelling distance, making winter sports easily accessible. Fishing and field sports are popular and widely available. There is a golf course in Aboyne, water sports and a nearby gliding club. The area is renowned for its clean air and quality of life with fragrant pinewoods, open moorland, traditional farming and good old Highland hospitality.



- Four/Five Bedrooms
- Spacious Lounge
- Kitchen/Dining Room
- Large Enclosed Garden

- Conveniently Located
- Full of Character
- Ample Parking
- Detached Single Garage

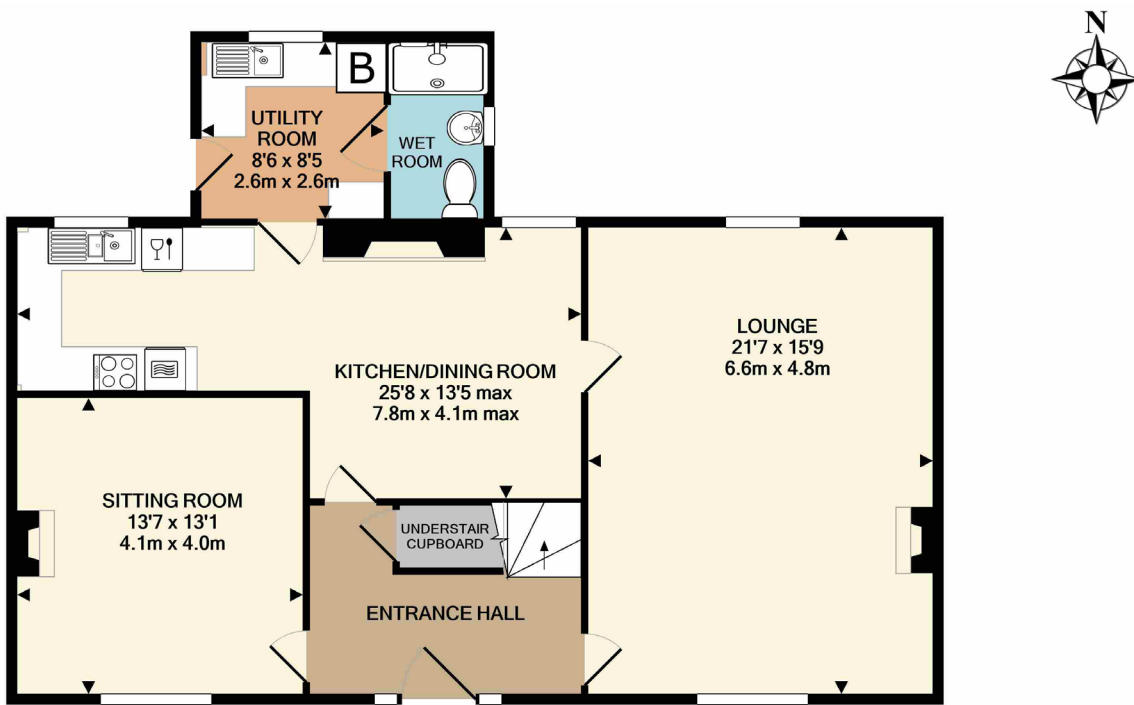
Terms

Council Tax
Band G

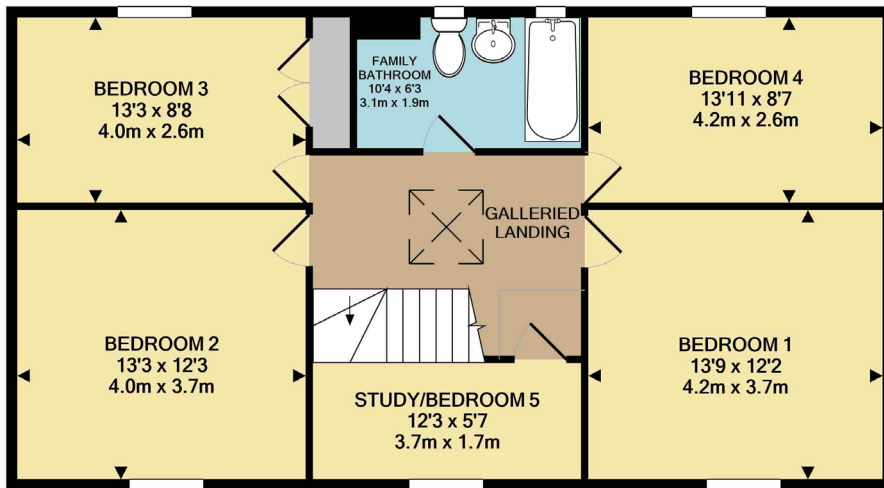
EPC
Band E

Entry
By Arrangement

Viewing
Contact Solicitors
013398 87665



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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N.B. Whilst these particulars are believed to be correct they are not guaranteed and do not form part of any contract.