



Pine Lodge

Old Tollhouse Road, Aboyne, Aberdeenshire AB34 5AF



mackinnons
solicitors



To the right, glazed double doors lead into the very well proportioned lounge with open fire with stone surround and granite hearth. An archway leads to the open plan dining room. From here French doors open into the sun lounge with a high vaulted ceiling with Velux windows and views over the rear garden.

The dining kitchen is fitted with a range of oak base and wall units together with Corian worktops and built in appliances including; induction hob, extractor hood and oven. The adjacent utility room is fitted with a sink and has space for a washing machine and tumble dryer. Also on the ground floor is a family room which features a multi-fuel stove set on a granite hearth and a study which is currently used as a play room.

Accessed via the spiral staircase the upper landing allows access to all of the bedroom accommodation and the family bathroom. The sizable master bedroom overlooks the rear garden and is fitted with two mirrored double wardrobes and is served by a large en suite shower room. The remaining four bedrooms are all of a good size and are fitted with built in wardrobes. The very spacious family bathroom incorporating a separate shower cubicle and jacuzzi bath completes the accommodation.

The self-contained one bedroom apartment comprises a spacious lounge with sliding patio door leading onto the garden, a fully fitted kitchen with integral appliances, a double bedroom with built in wardrobes and a well appointed bathroom.

Pine Lodge is a very generously proportioned five bedroom detached family home with a double garage and one bedroom self-contained apartment. The property sits in a large mature garden and is ideally located for easy access to the local primary, secondary school and community centre.

On entering the house vestibule leads into a welcoming hallway with impressive hardwood spiral staircase and with doors off to most of the ground floor accommodation.





Wooden gates from the road lead into the driveway with space for several vehicles and there is a double garage with an electric roller door. The mature garden grounds are fully enclosed making it a safe play area for children. The rear garden has an extensive lawn area and a variety of mature trees and borders stocked with flowers. A patio area is ideally positioned to take advantage of the afternoon and evening sun.

Directions

On entering Aboyne from the direction of Aberdeen on the A93 Ballater Road, travel through the village and turn left onto Old Tollhouse Road. Continue along this road and Pine Lodge is located on the left hand side as indicated by our for sale board.



The Location

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.



- Pine Lodge: 5 Double Bedrooms, 2 Bathrooms, Kitchen, 5 Public Rooms
- Large Enclosed Garden
- Annexe: 1 Bedroom, 1 Bathroom, Kitchen, Sitting Room
- Double Garage

Terms

Council Tax

Band G

EPC

Band D

Entry

By Arrangement

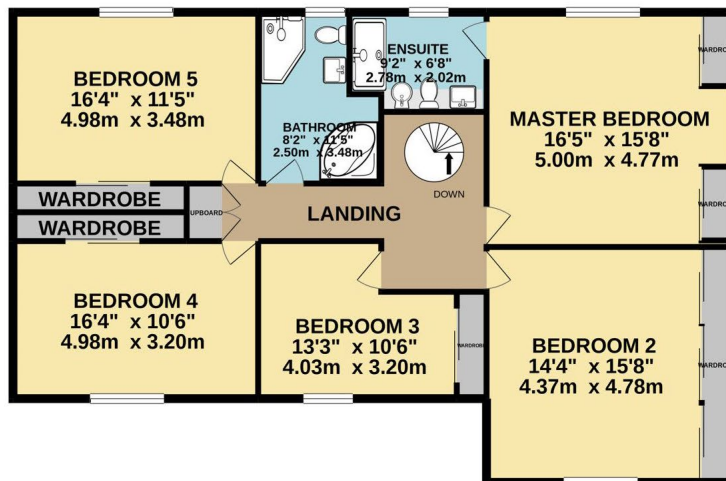
Viewing

Contact Solicitors

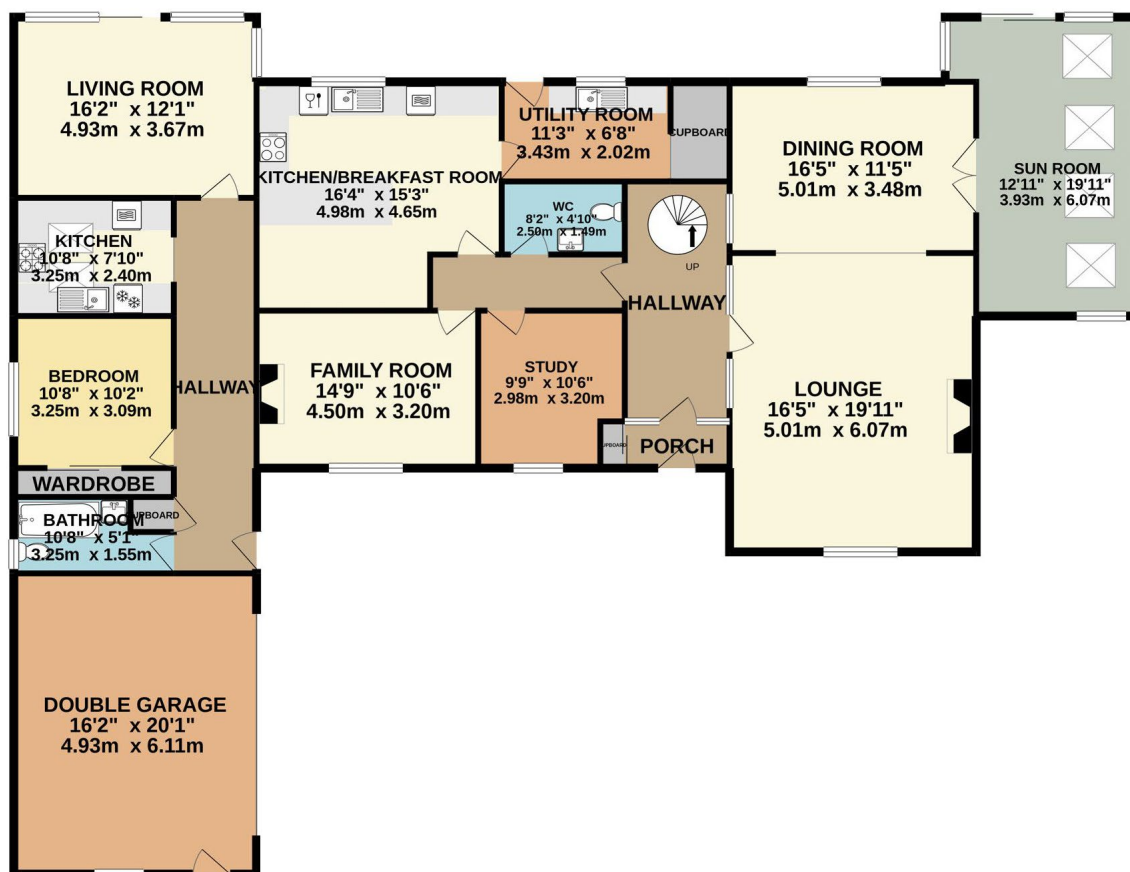
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1ST FLOOR



GROUND FLOOR

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.