

**8 Balnacoil Apartments, Rhu Na Haven Road,  
Aboyne, AB34 5JD**


**Price Over  
£199,000**

ASPC ref : 353594

 2  1  1 122 m<sup>2</sup> EPC **D** Council Tax Band **D**



Arrange a viewing

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(Raeburn Christie Clark & Wallace)

**Raeburn Christie Clark & Wallace**

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Property features:

 Central heating	 Garden	 Parking
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Forming part of the impressive grade ‘C’ listed Balnacoil House, we offer for sale this spacious two bedroomed self contained top floor flat which boasts stunning views over the established garden grounds towards the River Dee. The light and airy apartment comprises of an exclusive entrance hall/stairwell leading to the spacious ‘L’ shaped hallway. A good sized lounge with feature window overlooks the River Dee and enjoys an open plan layout with study area. The well proportioned dining room is on open plan with the fully fitted kitchen which is located within the turret area. There are two bright double bedrooms, the main bedroom being fitted with extensive wardrobe facilities. A well appointed bathroom completes the accommodation. The communal garden grounds are mainly laid to lawn with several established trees and shrubs enjoying an open southerly aspect towards the River Dee. The property is further enhanced by two allocated parking spaces and ample visitor parking facilities. Viewing of this truly unique property is highly recommended to fully appreciate the location and accommodation on offer.

Aboyne is situated approximately 30 miles from Aberdeen. The village has excellent amenities which include a Primary and Secondary School and Community/Sports centre. There are a number of outdoor pursuits and the Aberdeen Water Ski Club situated at the nearby

Aboyne Loch. The beautiful surrounding countryside provides numerous facilities for fishing, pony trekking and Glen Tanar Country Park provides excellent walks. During the winter months skiing at Glenshee and the Lecht are within easy reach.

**Entrance Hall/Stairwell** Entered via a hardwood exterior door with glazed section, this bright entrance leads to a carpeted staircase with wrought iron balustrade and wooden bannister which gives access to the top floor apartment and all accommodation. Windows on the mid stairwells and landing allow ample natural light into the area. A fitted cupboard on the mid landing offers hanging and storage space. A door on the top landing leads to the reception hall.

**Reception Hall** An 'L' shaped hallway provides access to most accommodation. Fresh neutral décor is complemented by attractive Amtico wood effect flooring throughout. An extensive fitted cupboard includes a deep cupboard with shelf and hanging facilities. A fitted cupboard which houses the electricity fuse box and meter and a further walk-in cupboard with ample shelved storage space. Access hatch to roof. Security entry handset. Recess lighting. Smoke detector.

**Lounge 20'0" x 10'11" [6.10m x 3.30m] approx.** Featuring a south facing window with superb views over the landscaped garden grounds towards the River Dee, the charming room enjoys an open plan layout with the study area. Amtico wood effect flooring. Arch to dining area.

**Study 8'2" x 7'6" [2.50m x 2.30m] approx.** A good sized area with ample space for a range of furnishings benefits from a velux window with views over the rooftops and mature woodland beyond. Amtico wood effect flooring. Telephone point.

**Dining Area 15'2" x 12'7" [4.60m x 3.85m] approx.** Of generous proportions this versatile area is currently used as a formal dining area with space for a family dining table and chairs. A window to the rear with deep display sill overlooks the main driveway and mature woodland. This area boasts an open plan layout with the turret and the kitchen area. Decorative arch feature to the lounge.

**Kitchen 10'6" x 10'6" [3.20m x 3.20m] approx.** Forming part of the impressive turret this fully fitted bespoke kitchen is finished with solid wood wall and base units with ample work surface and extensive splashback tiling. 1.5 bowl stainless steel sink with mixer tap and drainer. The integrated ceramic hob with extractor hood, oven/grill and larder fridge will be included in the sale along with the integrated washing machine. On open plan with the dining area the kitchen features a further window towards the main driveway and woodland. Amtico wood effect flooring.

**Bedroom 1 18'0" x 9'0" [5.50m x 2.75m] approx.** An exceptionally light and airy double bedroom boasts twin windows to the front of the property with stunning views over the garden grounds towards the River Dee. A fitted triple wardrobe provides ample shelf and hanging facilities with a further fitted cupboard offering additional storage space. Amtico wood effect flooring.

**Bedroom 2 11'5" x 10'0" [3.50m x 3.05m] approx.** Further double bedroom with window with deep display sill to the front or the property. Ample space for a range of free standing furniture. Amtico wood effect flooring.

**Bathroom** A bright bathroom fitted with a white three piece suite with Mira shower over the bath and glazed screen alongside. Fully tiled around the bath and shower area and splashback tiling behind the wash hand basin. A fitted cupboard houses the hot water tank and shelved storage space. Shaver point. Xpelair. Amtico wood effect flooring.

**Outside** The property shared with seven other residents sits within magnificent mature policies of woodland and extensive lawns. Walking around the rear of the building, there is magnificent panoramic views over Deeside and River Dee. This area with summer house, barbeque and mature planting is ideal for the residents to enjoy alfresco dining and entertaining in the summer months. There is a drying area with clothes pole to the side and there are two gates leading to walks nearby. All garden areas are equally shared with all residents which is on a factoring contract which presently is £1,040 per annum including a block policy for buildings insurance. There are two exclusive parking spaces and ample visitor parking available.

**Directions** On entering Aboyne on the North Deeside Road proceed through the village onto Ballater Road, before you exit the village turn left onto the Rhu Na Haven Road. Take the second turning on the right signposted Balnacuil. Proceed up the driveway and continue to the left hand side of the building and rear of the property. Number 8 is indicated by our for sale board.

**Notes** Total control heating. Double glazing. EPC=D. All carpets, curtains, blinds and light fittings will be included in the sale along with all white goods. Some items of furniture may be available by separate negotiation. The postcode is AB34 5JD.

View this property on [aspc.co.uk](https://www.aspc.co.uk):

<https://www.aspc.co.uk/search/property/353594/8-Balnacoil-Apartments--Rhu-Na-Haven-Road/Aboyne/>

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