

7 Market Stance,
Tarland, Aboyne, AB34 4UG

Price Over
£320,000

Under offer

 **5**  **2**  **2**   **187 m²** EPC **C** Council Tax Band **C**



Contact Seller

Please call owner on:
07732 250344



Features



Garage



Garden

Description

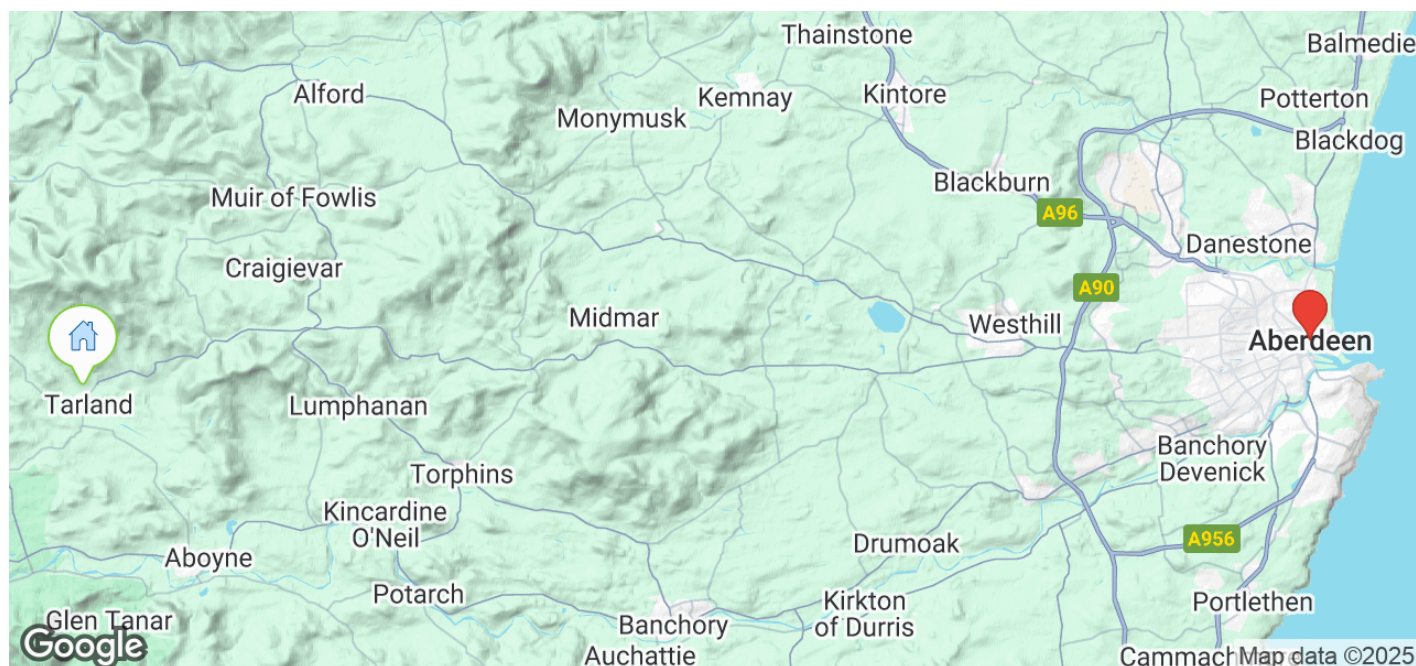
We are delighted to present to the market this **immaculate executive FIVE BEDROOM villa** which has been built to a very high standard. The property was completed five years ago and features many high quality fixtures and fittings and is a credit to the current owners. The accommodation comprises of: a large and welcoming reception hallway providing access to the upper landing and all rooms on the ground floor, a walk in cupboard houses the Sonas Surround System controls which is installed in the lounge (no speakers); the ground floor benefits from Karndean flooring and under-floor heating, the cloakroom with two piece suit comprising of Vileroy & Bosh wash-hand basin and WC; the generous size lounge with an lovely outlook to the front and side of the garden; an attractive and well presented modern fitted kitchen with cream gloss units and coordinating work tops and a granite sink, Siemens appliances are integrated which include: induction hob and extractor hood over (Neff), two warming drawers, 3 ovens - a microwave/combi oven, an oven and a steam oven, the large family area could also accommodate dining table with chairs; the utility room has matching units and work-tops with a stainless steel sink plus a good size shelved cupboard; an external door leads out to the rear

garden and also the double garage; bedroom five is situated on the ground floor and is currently being used as a playroom; the upper-landing provides additional accommodation with access to the partially floored loft; an excellent size master bedroom benefits from a separate dressing room which provides two fitted wardrobes and access to the en-suite which comprises of a shower cubicle, a wash/hand basin and WC; there are three additional double bedrooms all with wardrobe / storage space; the modern white four piece bathroom suite comprises of a bath, shower cubicle with mains shower, a wash/hand basin and a WC; the property further benefits from a large double garage with electric door which houses the central heating boiler and solar panel hot water tank.

Outside – The property is accessed via a driveway with gates (wired for electric). The garden is fully enclosed and mainly laid to lawn. There are two patio areas most suitable for alfresco dining and a garden shed. There is an outside socket and a generator switch.

Area: Tarland is located approximately 45 minutes west of Aberdeen and has the breath taking scenery exclusive to Royal Deeside. The village itself has a variety of local amenities including shops, primary schooling and various leisure pursuits. Secondary schooling and a wider range of shops is available at nearby Aboyne (5 miles approx.).

DIRECTIONS Leave Aberdeen on the A944 and take the first exit at the Westhill roundabout onto the B9119. Continue on this road and upon entering the village of Tarland, take second right onto School Road. Market Stance is second left then no 7 is on the left hand side..



View this property here

<https://www.aspc.co.uk/search/property/360033/7-Market-Stance/Aboyne/>

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