

**Millgrove, Mill Road,**  
Tarland, Aboyne, AB34 4YF

Fixed Price  
**£220,000**

**Under offer**

 **3**  **3**  **1**   **130 m<sup>2</sup>** EPC **D** Council Tax Band **E**



**Contact Seller**

07917 840133

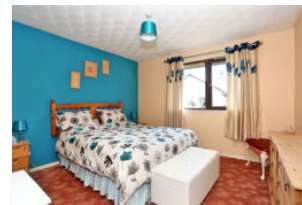
**Contact Solicitor**

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AB34 5HN

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<http://www.mackinnons.com>



**Features**  Garage  Garden

**Description**

We are delighted to offer for sale this spacious **three bedroom detached bungalow** with single garage, located within the peaceful yet thriving Deeside village of Tarland, which lies within easy driving distance of Aboyne. Located a few minutes walk from Station Square, the property provides spacious and versatile family living accommodation throughout and is ready to move into with a minimum of fuss. Early viewing is highly recommended.

A partially glazed door with adjacent frosted window panel leads into the Entrance Vestibule, which is of tasteful décor and fitted with laminate wood effect flooring. Within the Vestibule a walk in storage cupboard with deep shelving is ideal for storing outdoor clothing, footwear and other household items.

A further door leads from the Entrance Vestibule into the warm and welcoming Reception Hall. Of spacious proportions, the Reception Hall is of tasteful décor and fitted with laminate wood effect

flooring and a range of wall mounted coat hooks. Within the Hall there is an abundance of storage space available, with a single shelved cupboard and a separate double fitted cupboard with shelving which also provides access to the partially floored loft via a ceiling hatch.

Overlooking the property frontage via a triple window, the generously proportioned Lounge is a light and bright room which provides plenty of space for large items of freestanding soft furnishings. Fitted with laminate wood effect flooring, a central light fitting and wall sconces, the central focal point within the Lounge is the modern sealed electric fireplace.

The spacious Dining Kitchen overlooks the rear garden and lies partially on open plan to the bright Conservatory. Truly the "hub" of this busy family household, the Dining Kitchen is of neutral décor with tiled flooring throughout. With ample space available for a formal dining table and chairs, a fitted breakfast bar area with four gas lift chairs is a useful addition for informal family dining. With a large window providing lots of light, the Kitchen features a wide range of base and wall units, while dark granite effect roll top work surfaces contrast with the white splashback tiling with mosaic detailing. The work surfaces incorporate a 1.5 stainless steel sink with drainer and a "NEFF" 4 ring induction hob with "NEFF" cooker hood above. Within the Kitchen there is also a range of integrated quality "NEFF" appliances, including an oven, microwave and dishwasher.

A door from the Dining Kitchen leads into the well appointed Utility Room, which provides access to the rear garden via a partially glazed door. Fitted with tiled flooring, a base unit and a range of coat hooks, a window overlooks the patio outside. Plumbed for white appliances, a granite effect roll top work surface with contrasting splashback incorporates a stainless steel sink. From the Utility Room a door leads into the WC Cloakroom, which includes a coloured two piece suite. Fitted with tiled flooring and tiled to dado rail height, further features within the Cloakroom include an "Expelair" extractor fan and "Dimplex" wall mounted heater.

Overlooking the rear of the property, the Master Bedroom is a well proportioned room with ample space available for freestanding bedroom furniture. Fully carpeted and of neutral décor, the Master Bedroom includes a double fitted wardrobe with shelving and clothes rail. Double Bedroom Two overlooks the property frontage and is a further good sized room of neutral décor and carpeting, with a double fitted wardrobe providing storage space. Bedroom Three also overlooks the front of the property and is of neutral decoration and includes a single fitted wardrobe with shelf and clothes rail.

Overlooking the rear garden, the Study is a versatile further public room. Of neutral decoration and carpeting, the Study may also be suitable as a nursery or play room depending on the purchaser's requirements.

Completing the living accommodation is the Family Bathroom, which overlooks the rear garden via a frosted window. Fitted with tiled flooring and featuring a pine clad ceiling, there is a white curved corner bath, while the white wash hand basin and WC with concealed cistern are situated within an extensive vanity unit which provides plenty of storage and includes a deep granite effect display sill, open shelving and a mirror with inset lighting. Also within the Bathroom is the fully tiled double shower enclosure housing a "Triton" electric shower appliance. Further features include a chrome heated towel rail.

Outside, the property is situated within well maintained garden grounds. With off street parking available to the front, wrought iron gates allow access to a loc-bloc driveway, while a further open loc-bloc driveway allows access to the single garage. The remainder of the property frontage is laid with loc-bloc paving, while the garden area beside the garage is laid to lawn with decorative borders. To the rear, the garden is mostly laid to lawn, while a paved patio area is ideal for enjoying "al fresco" dining.

Viewing is highly recommended in order to fully appreciate the versatile and spacious family living accommodation available. Further benefits include oil central heating, double glazing, mains water and

drainage. All carpets, curtains, blinds and light fittings are to be included within the sale. Please note that the freestanding fridge/freezer, washing machine and tumble drier are to be removed prior to sale.

“Millgrove” is situated within Tarland, an attractive village located approximately 31 miles to the west of Aberdeen. The village is easily commutable to Aberdeen, Westhill, and Kingswells. Tarland is well served by many amenities which include a pre-school nursery, primary school, a 9 hole golf course, a selection of local shops and two hotels. Secondary schooling is available in nearby Aboyne. There are a number of outdoor pursuits available locally which include the Aberdeen Water Ski Club which is situated at Aboyne Loch. The beautiful surrounding countryside of Royal Deeside is abundant with leisure facilities such as golf, fishing and horse riding, while the Glen Tanar Country Park and Cairngorm National Park provide excellent walks and cycling trails.

**Accommodation:-** Entrance Vestibule, Reception Hall, Lounge, Dining Kitchen, Utility Room, WC Cloakroom, Conservatory, Master Bedroom, Double Bedroom Two, Bedroom Three, Study, Family Bathroom

**Directions** From Aboyne, follow the B9094 to Tarland and proceed over the bridge before turning left into the Village Square. To the far side of the Square follow Melgum Road and take the first left into Mill Road. Proceed straight ahead and “Millgrove” is located on the left hand side, as is clearly indicated by our Mackinnons For Sale sign.

## Notes

Three Bedroom Detached Bungalow with single garage

Spacious and Versatile Living Accommodation

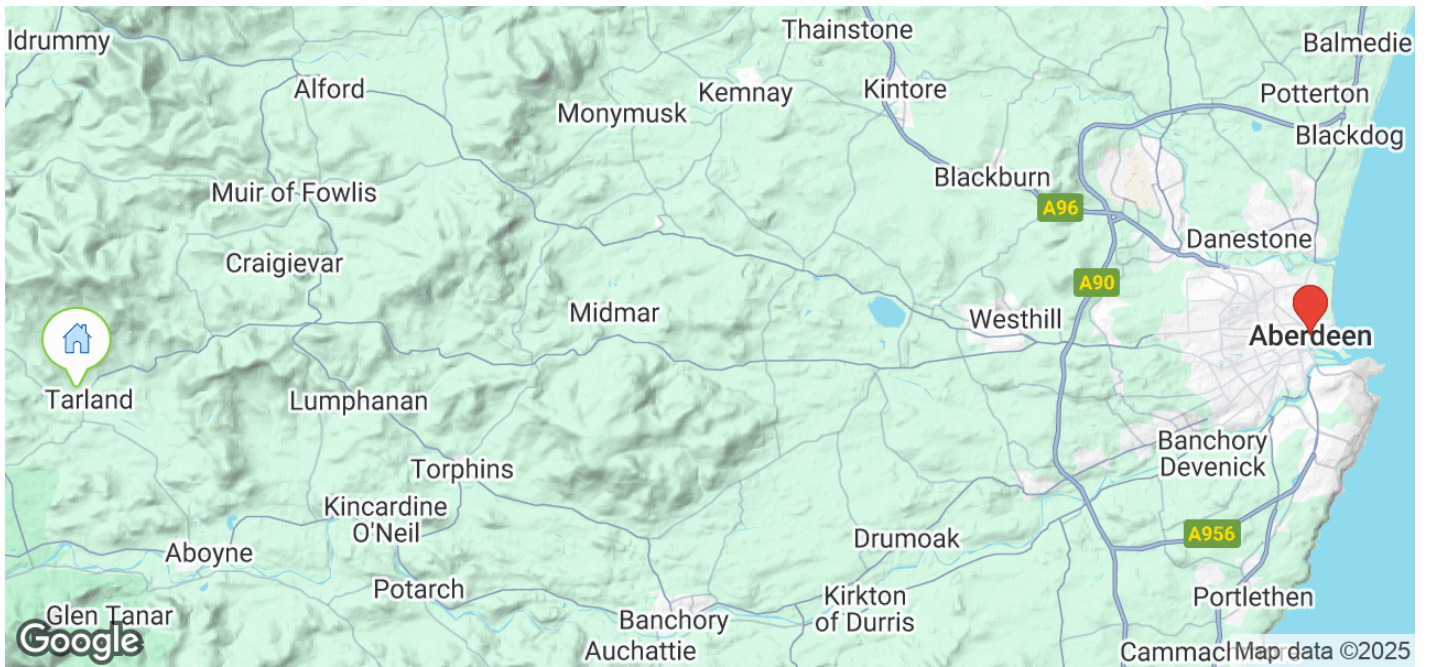
Double Glazing

Oil Central Heating

130m<sup>2</sup>

Council Tax Band E

EPC Band D



### View this property here

<https://www.aspc.co.uk/search/property/361581/Millgrove--Mill-Road/Aboyne/>

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