

**27 Old Town Road,**  
Aboyne, AB34 5QH

Price Over  
**£375,000**

**Under offer**

 **5**  **2**  **5**   **230 m<sup>2</sup>** EPC **C** Council Tax Band **H**



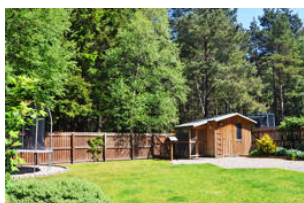
**Contact Solicitor**

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**Features**



Garage



Garden

**Description**

BELOW HOME REPORT VALUATION

We are delighted to offer for sale this impressive **5 BEDROOM DETACHED DWELLING HOUSE** which is situated in a prestigious area of Aboyne. This modern home spans 3 floors and offers versatile and spacious living for the modern family. Finished to an exceptionally high standard throughout this property is further enhanced by double glazing, oil central heating and all floor coverings and light fittings are to remain. On entering the property from the front, the reception hall give access to all the ground floor accommodation. The bright and airy lounge has French doors to the front and rear of the property and features a multi fuel stove which is connected to the central heating system. The modern dining kitchen is fitted with an extensive range of base and wall units, contrasting work surfaces and splash back tiling. The free standing Range Master cooker with five hob ring and double oven is to remain together with two fridge/freezers. There is ample room for a dining room table and

chairs and again French doors lead to the front and rear gardens. Access is given to the utility room and garage. Also located on the ground floor is a useful wet room with wc. All French doors are fitted with Thomas Sanderson interior shutters to allow natural light to floor into the ground floor.

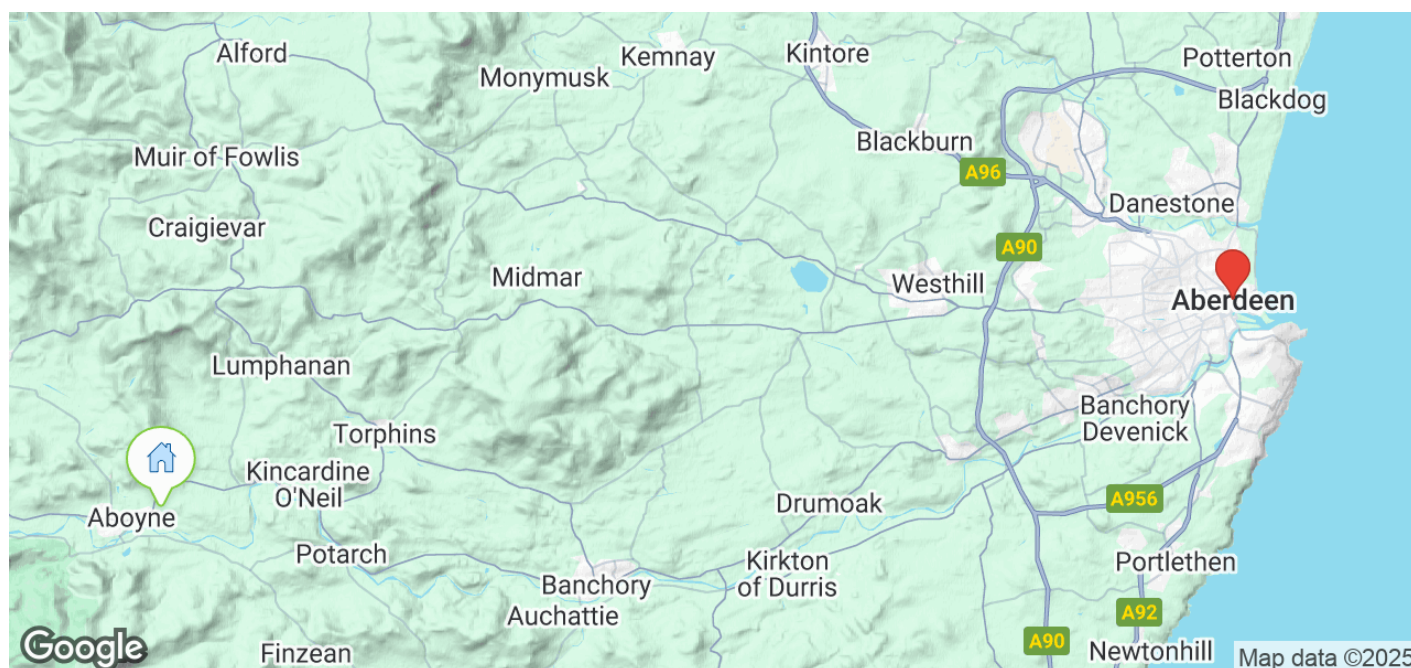
A modern tartan carpeted staircase leads to the first floor. Here access is given to the master suite featuring a Juliet balcony and benefitting from extensive range of built in wardrobes, an en suite shower room and separate dressing room. There is also a Jack and Jill access to the family bathroom which can be accessed from the upper hallway. A further double bedroom is served by an en suite shower room and bedroom 2 is currently used as a family sitting room with views over the rear garden. On the second floor there are two further double bedrooms and a bathroom fitted with a modern white suite.

Viewing of this home is highly recommended to appreciate the spacious and modern accommodation this family home has to offer.

Aboyne is an active community with Primary and Secondary Schooling, village hall, a Community/Sports centre with swimming pool and theatre, doctors surgery, an excellent 18 hole golf course and a selection of shops, hotels and restaurants. There are a number of outdoor pursuits available locally which include the Aberdeen Water Ski Club, situated at Aboyne Loch and the Gliding Club just outside Aboyne.

## Directions

On entering Aboyne from the direction of Aberdeen take the first left onto Bellwood Road. Follow the road round onto Bellwood Drive. Take the second on the left onto Old Town Road and follow road round with number 27 being located on the left hand side.



## Accommodation comprises

### Ground Floor

Hallway 8.03m x 1.7m

Lounge 7.5m x 3.66m

Dining Kitchen 9.45m x 3.7m

Utility Room 3.25m x 1.96m

Wetroom 1.7m x 1.42m

### **First Floor**

Master Bedroom 5.13m x 3.1m

Dressing Room 3.3m x 2.82m

En Suite 3.1m x 2.1m

Bedroom Two 3.8m x 3.2m

En Suite 3.2m x 1.75m

Bathroom 2.9m x 1.93m

Family Room Bed 3 7.1m x 3.76m

### **Second Floor**

Bedroom 4 6.02m x 4.62m

Bathroom 2.3m x 2.2m

Bedroom Five 4.62m x 3.6m

### **Outside**

The garden grounds are an attractive feature of this property with a stone chipped driveway providing ample parking facilities and leading to the garage. The front garden features well stocked decorative borders. A path leads to the generous rear garden which enjoys a woodland backdrop and is mostly laid to lawn with a large patio area and decorative borders. The garden shed/dog kennel is to remain.

#### **View this property here**

<https://www.aspc.co.uk/search/property/364061/27-Old-Town-Road/Aboyne/>

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