



2 Jubilee Court

Old Mart Road, Aboyne, Aberdeenshire AB34 5GS



mackinnons
solicitors



Enter via the exclusive canopied front door into a vestibule with a light. A partially glazed door opens to the central hallway which leads to all accommodation. The hallway benefits from two fitted cupboards, one of which houses the electric wet central heating system, water tank and the other houses the electricity circuit breaker.

The lounge is a generously proportioned and inviting room which enjoys a bright and sunny aspect with a bay window providing natural light.

Adjacent to the lounge is the dining kitchen. Fitted with a good range of wood effect base and wall units with contrasting worktops and splashbacks, the kitchen incorporates integrated appliances comprising an electric hob, extractor fan, oven, fridge, freezer and washing machine.

The bedroom is a tranquil double room featuring a bay window and offering fitted wardrobe facilities.

Completing the accommodation is the shower room with shower cubicle, wash hand basin and WC, wall mounted mirrored medicine cabinet, shaver point, extractor fan and window.

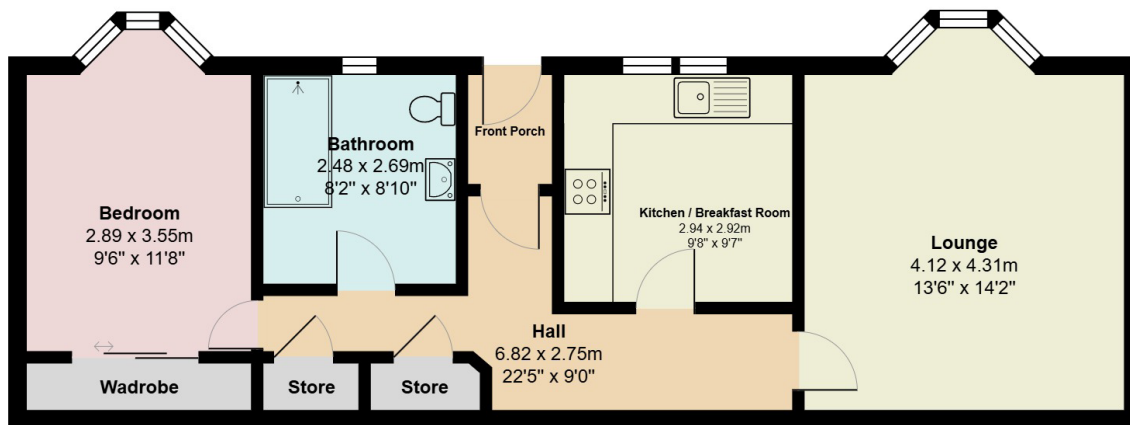
We are pleased to bring to the market this one bedroom, self-contained ground floor flat. Well presented in modern neutral tones throughout, 2 Jubilee Court presents an ideal opportunity for a first time buyer, buy to let investor or someone looking to down-size and move in with minimum inconvenience.

Conveniently located in the sought after village of Aboyne in the heart of Royal Deeside, the property is further enhanced by parking and well maintained, factored communal grounds.





- Self-Contained
- Ground Floor
- Turn-Key Condition
- Electric Wet Central Heating
- Parking and Factored Grounds



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.

Terms

Council Tax
Band B

EPC
Band D

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By Arrangement

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