



3 Jubilee Court

Old Mart Road, Aboyne, Aberdeenshire AB34 5GS



mackinnons
solicitors



Enter via the exclusive canopied front door into a vestibule with a light and coat hooks. A partially glazed door opens to the central hallway which leads to all accommodation except the en-suite bathroom. The hallway benefits from a walk-in cupboard which houses the electric wet central heating system, water tank and the electricity circuit breaker.

The lounge is a dual aspect room with ample space for a variety of furnishings.

Adjacent to the lounge is the dining kitchen. Fitted with a good range of cream gloss base and wall units with complementing worktops and splashbacks, the kitchen incorporates integrated appliances comprising electric induction hob, extractor fan, oven, fridge, freezer, dishwasher and washing machine.

The principal bedroom is a tranquil double room which benefits from fitted storage facilities and a smart en-suite bathroom comprising a bath with a shower above, wash hand basin and WC set in a vanity unit with storage below, shaver point, wall mounted mirrored medicine cabinet, heated towel radiator, window and extractor fan.

Bedroom two is another double room with a fitted wardrobe.

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

We are pleased to bring to the market this two bedroom, self-contained ground floor flat. Well presented in modern neutral tones throughout, 3 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.





Terms

Council Tax
Band D

EPC
Band D

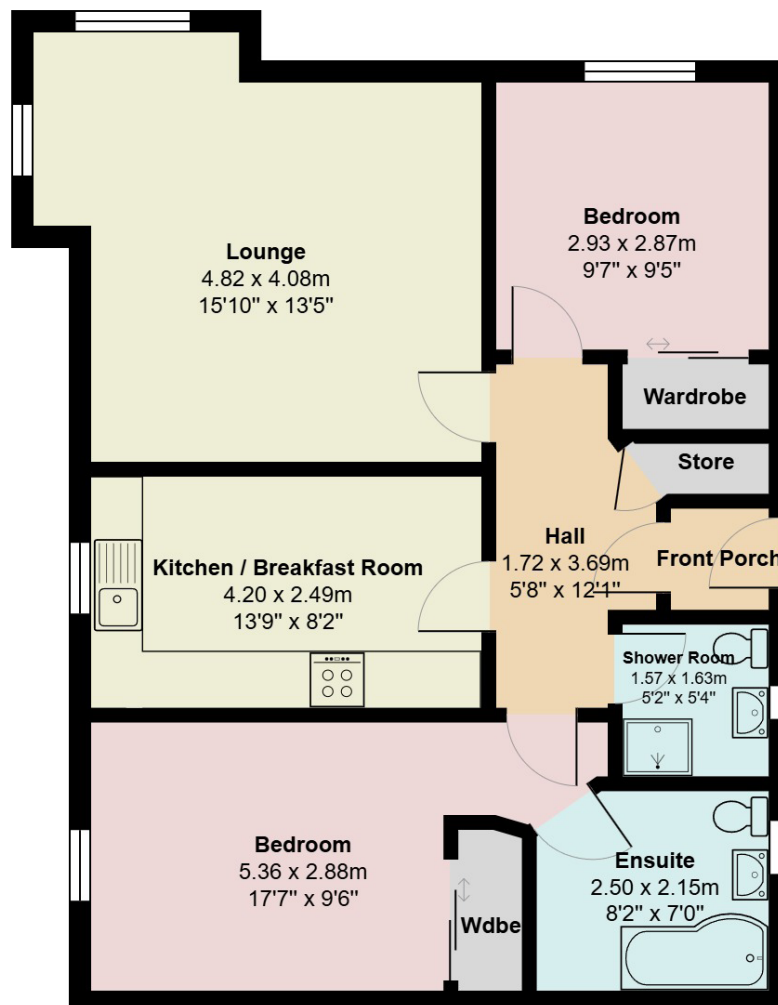
Entry
By Arrangement

Viewing
Contact Solicitors
013398 87665

OUR services

- Sales
- Purchases
- Leasing
- Property Management
- Wills
- Powers of Attorney
- Estate Planning
- Executries
- Commercial
- Business
- Employment
- Debt Recovery
- Insolvency
- Shipping
- Marine

- 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.

WORLD LAND TRUST™
www.carbonbalancedpaper.com

produced by xci.com | 01224 878799