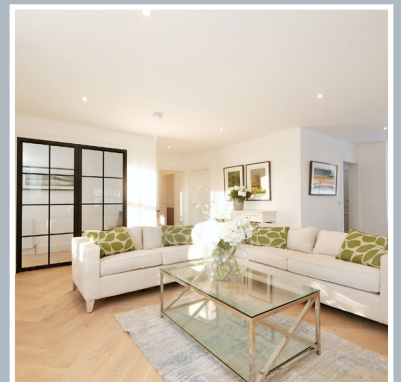




# The Old Sorting Office

Charlestown Road, Aboyne, Aberdeenshire AB34 5EJ



**mackinnons**  
solicitors





Enter the property through a hardwood exterior door with glazed panels into the vestibule.

The heart of the home is the expansive open plan lounge and dining area, where natural light floods in through windows on three sides. This spacious and airy room features exquisite, engineered herringbone oak flooring, adding warmth and elegance throughout. The layout is designed for both relaxation and entertainment, with plenty of space for a dining table and a dedicated office nook, ideal for those who work from home. The versatile, light filled living area creates a welcoming and stylish environment, perfect for hosting guests or enjoying quiet evenings in. From the lounge, a rear hallway with a rear door provides access to both the garden and the staircase leading to the upper floor, ensuring a seamless flow throughout the property.

The bespoke Limehouse kitchen has been designed and supplied by the Treehouse using renowned manufacturer Neptune. With its timeless design and premium finishes, the kitchen offers a generous amount of storage and workspace. Flavel electric range cooker with ceramic hob and extractor hood above. Integrated dishwasher and fridge freezer. Window overlooking the side of the property allowing natural light to stream into the area.

The utility room is both functional and stylish, featuring engineered oak flooring, a ceramic sink with mixer taps, a washer/dryer, and a Baumatic wine fridge. The utility room also houses the water tank in a discreet cupboard, adding practicality without compromising the aesthetic.

We are delighted to bring to the market this exceptional three bedroom property located in the heart of Aboyne on Royal Deeside. Immaculately presented and recently refurbished to a very high standard, every detail has been thoughtfully considered from the spacious open plan lounge with abundant natural light to the bespoke Neptune kitchen and high end finishes throughout. With its prime location and picturesque views of the Aboyne Green, this property presents an excellent opportunity for those seeking a sophisticated and stylish home in a sought after area.







A large WC on the ground floor further enhances the home's practicality.

The staircase and upper hallway feature sisal carpeting, adding texture and comfort underfoot.

On the first floor there are three spacious double bedrooms, all featuring elegant engineered oak flooring. The principal bedroom is a highlight, offering dual aspect windows that fill the room with light and provide stunning views of the Aboyne Green. This bedroom includes an en-suite comprising a wash hand basin, WC and a corner shower with tile effect aqua-panelling, delivering a sleek and modern finish. The two additional double bedrooms are well proportioned with ample space for freestanding furniture.





The family bathroom is designed with relaxation in mind, featuring a full size bathtub with stylish tile effect aqua-panelling above, a large shower and a modern sink with storage drawers below, offering both functionality and a polished, contemporary look.

**Outside:** The rear door in the hallway leads directly to the beautifully maintained garden. The garden is primarily laid to lawn, with a patio area ideal for alfresco dining or entertaining. A single garage adds further practicality, providing secure storage or parking options. This outdoor space is a perfect extension of the home, offering a serene retreat while being easy to maintain.





## Terms

**Council Tax**  
To be Reassessed

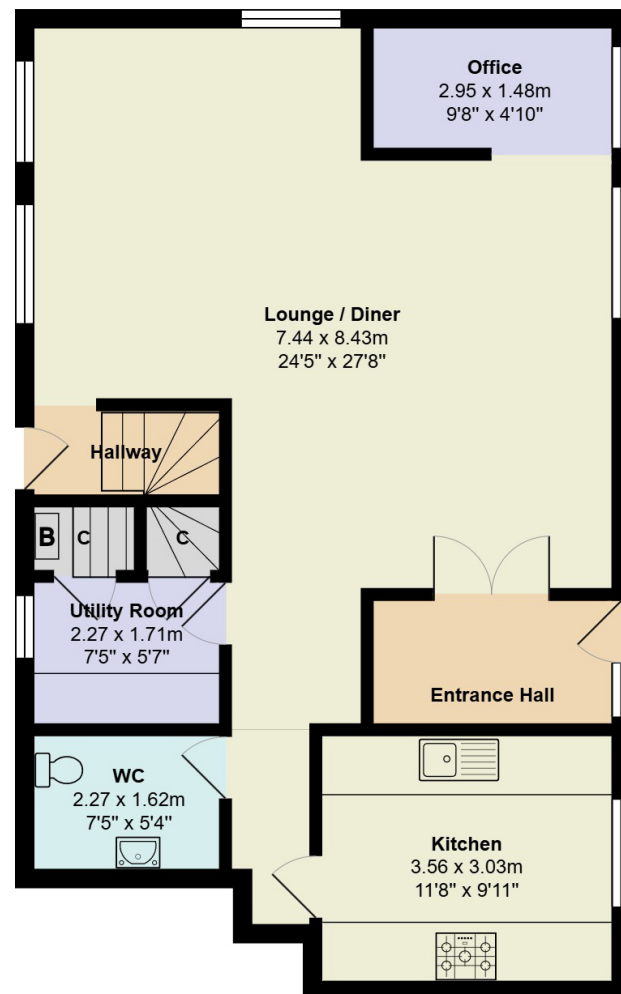
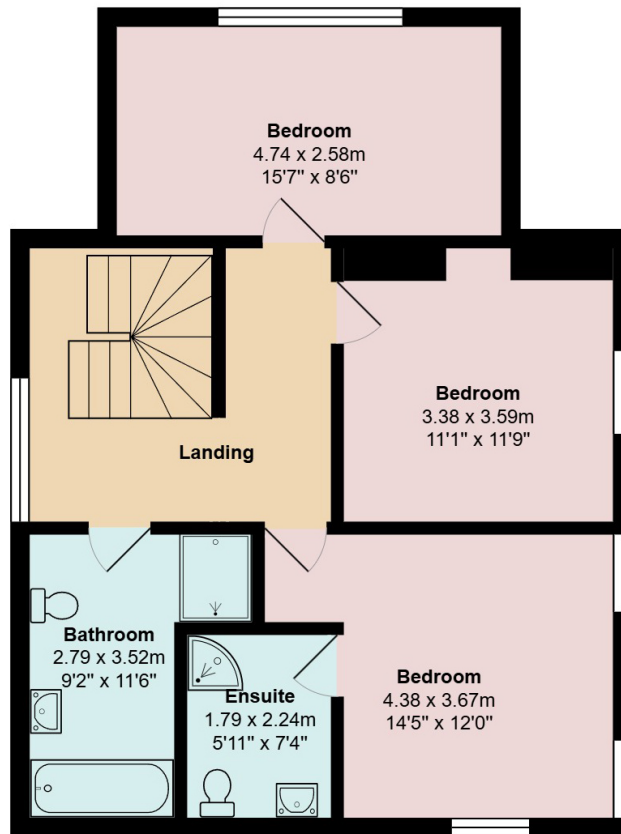
**EPC**  
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**Entry**  
By Arrangement

**Viewing**  
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013397 55633

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- Oil Central Heating
- Double Glazing
- Mains Drainage
- Central Location
- Three Double Bedrooms
- Large Garden
- Single Garage

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.

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