



Pine Villa, Ballater Road,
Aboyne, Aberdeenshire, AB34 5HN

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estate agency



Hallway



Sitting Room

Beautifully presented, four bedroom family home

- Stunning countryside location
- Charm and character throughout the property
- Fantastic open plan Kitchen and Dining Room
- Two Public Rooms with fireplace and wood burner
- Four double Bedrooms, one with Ensuite facilities
- Gorgeous Garden grounds and sizeable Garage



Lounge/Diner



Four beds.



Two bathrooms.



Two public rooms.

Located in the quiet residential area of Aboyne, we are delighted to present for sale this charming, detached four bedroom family home. The property is beautifully presented throughout and set within private gated grounds.

The property is situated in the bustling community of Aboyne, and walking distance from a wealth of local amenities and excellent local schools.

The elegance of the property is instantly apparent upon entering the vestibule which leads seamlessly into the main internal hallway which further benefits from a cloakroom.

The sitting room is an incredibly attractive room with dual aspect windows to the front giving uninterrupted countryside views. The traditional working coal fireplace enhances the homely and relaxing atmosphere.

The open plan lounge/diner also enjoys a front aspect, this is a spacious room with multiple windows and glass door to the garden allowing a fantastic flow of light. A noteworthy feature is the wood burning stove which creates a lovely focal point.

The real heart of this home is the impressive open plan kitchen and dining room. The enviable country kitchen is a superb size, with an extensive range of wall and base units offering ample storage and work surfaces complemented by an island with further units and space for a wine cooler. A Rangemaster completes the rustic country look. The dining area is well placed with french doors that open up to the garden and multiple skylights creating an area ideal for entertaining all year round.

Completing the ground floor accommodation is the sizeable utility room, fitted with large built-in storage units and space for appliances.



Kitchen /Dining Room



Kitchen /Dining Room



Bedroom



Bedroom

Upstairs, the principal bedroom which is of generous proportion is awash with light from the two south-facing windows. Key features include the calming neutral decor complemented by a cosy fireplace and the luxury en suite comprising walk in shower with gorgeous mosaic tiling, WC and wash hand basin.

The second double bedroom enjoys a front aspect and the third enjoys a quiet rear aspect. Both are spacious doubles and offer plentiful space for a variety of free standing furniture. All of the furniture (including the large free standing wardrobe) in the front bedroom will be remaining.

Across the hall is the fourth bedroom. A versatile space that can be configured to suit individual needs, this is currently being used as a study.

Completing the accommodation is the family bathroom comprising large walk in shower, bath, wc, wash hand basin and heated towel rail for convenience.

The upper hallway further benefits from a sky light flooding the area with natural light along with multiple cupboards offering fantastic storage.

Externally, there is a sizeable garage with power, water and an electric door along with a driveway for off street parking.

The gorgeous fully enclosed garden grounds wrap around the house, making it ideal for the safe play of children and pets alike with a large lawn area complemented by a bbq patio ideal for al fresco dining. There are many mature shrubs, trees and hedges further enhancing the countryside feel and privacy of the garden making this the most perfect spot to relax and unwind. There is a coal bunker and log store to the rear and two sheds which will be remaining.

Accommodation

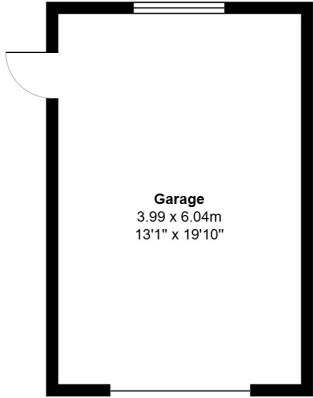
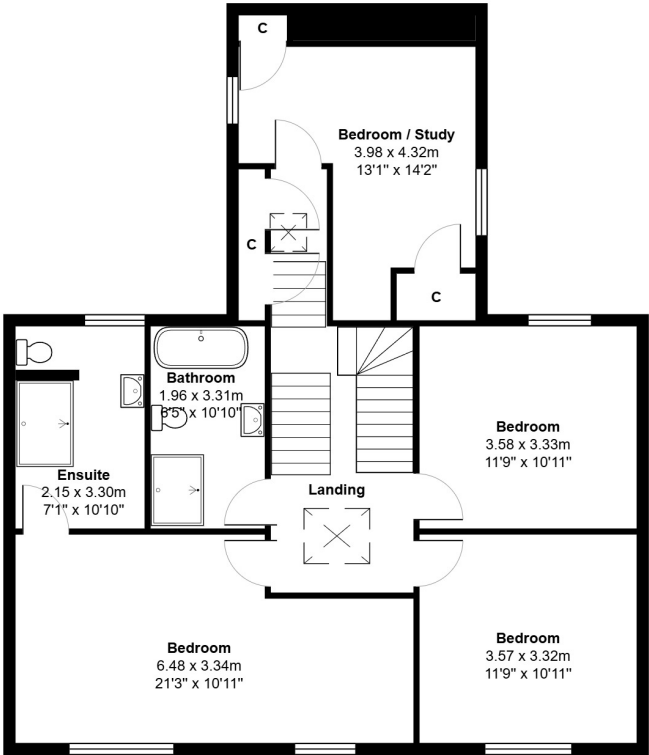
Lounge / Diner	14'10" x 23'6"	4.52m x 7.16m
Sitting Room	13'10" x 14'1"	4.22m x 4.29m
Kitchen	12'10" x 14'3"	3.91m x 4.34m
Dining Area	21'4" x 17'4"	6.5m x 5.28m
Utility Room	8'7" x 7'9"	2.62m x 2.36m
WC	4'11" x 3'11"	1.5m x 1.19m
Bedroom	21'3" x 10'11"	6.48m x 3.33m
Ensuite	7'10" x 10'10"	2.39m x 3.3m
Bedroom	13'1" x 14'2"	3.99m x 4.32m
Bedroom	11'9" x 10'11"	3.58m x 3.33m
Bedroom	11'9" x 10'11"	3.58m x 3.33m
Bathroom	6'5" x 10'10"	1.96m x 3.3m



Bathroom



External



Directions

Travelling west from Aberdeen on the A93 enter the village of Aboyne and turn right onto Golf Road (signposted Aboyne Golf Club) then take the first right onto Ballater Road and Pine Villa is the fourth house on the left hand side.

Location

Aboyne is an active community with Primary and Secondary Schooling, village hall, a Community/Sports centre with swimming pool and theatre, doctors surgery, a hotel, an excellent 18 hole golf course and a selection of shops and cafes. There are a number of outdoor pursuits available locally which include tennis, bowls, canoeing, water-skiing and gliding.

Whilst every effort has been made to ensure the accuracy of the information contained in this Schedule, including the floor plan (if applicable) please note that all measurements have been taken with a sonic tape measure and as a result are only approximations; the measurement of doors, rooms and windows and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. Any plans are for illustrative purposes only and should be used as such by prospective purchasers.

Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

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