



17 Kinord Drive, Aboyne, Aberdeenshire AB34 5JZ

Offers over £420,000

BEAUTIFUL FIVE BEDROOM DETACHED HOME IN A LOVELY LOCATION IN THE HEART OF DEESIDE

Stronachs



# 17 Kinord Drive, Aboyne, Aberdeenshire AB34 5JZ

Offers over £420,000

Viewing: Contact Selling Agents on 01224 626100

We are delighted to offer for sale this BEAUTIFULLY PRESENTED FIVE BEDROOM, THREE PUBLIC ROOM DETACHED FAMILY HOME. Situated in a quiet street off the main road, the property is nestled in the stunning Royal Deeside countryside, a beautiful backdrop during all seasons. Benefiting from oil central heating, this much loved family home is in great order throughout and offers modern spacious accommodation in a most generous plot. With a sweeping gravel driveway leading to Double Garage, the accommodation comprises, on the ground floor: Reception Hall; Sitting Room; Formal Lounge; Dining Room on open plan with Kitchen; Conservatory; Utility Room; WC; and Bedroom 5/Study. The most generous Master Bedroom with En-Suite; three further Bedrooms; and Family Bathroom complete the accommodation on the upper floor. There is a part floored Loft with Ramsay ladder access. Set in well tended garden grounds, the fully enclosed rear garden is a riot of colour currently, with mature flowering plants, an array of shrubs and mature trees, with an established vegetable plot, lawns and central garden pond. This is a not to be missed opportunity to purchase a 'forever home' in a stunning setting.

The picturesque Deeside village of Aboyne holds an enviable position in the beautiful Dee Valley and has a range of shops, hotels, excellent schools and leisure facilities including an active theatre community and community centre. The area is popular with outdoor enthusiasts. The ski centres at Glenshee and the Lecht are within a short travelling distance, making winter sports easily accessible. Fishing and field sports are popular and widely available. There is a golf course in Aboyne, water sports and a nearby gliding club. The area is renowned for its clean air and quality of life with fragrant pinewoods, open moorland, traditional farming and good old Highland hospitality.

## RECEPTION HALL



Entered via wooden door to front, with bespoke stained glass panels to each side, this inviting Reception Hall has been extended and is neutrally decorated, with twin velux windows and additional side window allowing natural light. Carpeted stairs lead to the upper floor accommodation. There is a cupboard with shelf storage. Additional understairs linen cupboard. Two ceiling light fittings, central heating radiator, and smoke alarm.

## SITTING ROOM 14' 0" X 11' 2" (4.27M X 3.40M)



A lovely central room to relax in, with picture window to front, on open plan with the Dining Room. Glazed Double Doors lead to the formal Lounge. Ceiling light fitting, central heating radiator, and television point.

## LOUNGE 22' 0" X 14' 7" (6.71M X 4.45M)



This beautiful room is tastefully decorated in warm tones, with picture window to front and glazed patio doors with floor to ceiling windows at either side, providing access to the garden and patio. Laid with quality Amtico flooring, there is a wood burning stove on tiled hearth, with wooden surround. Ceiling light fitting and two central heating radiators.

## DINING ROOM 10' 11" X 9' 2" (3.33M X 2.79M)



On open plan with the Sitting Room via an arch way, and in turn on open plan with the modern fitted Kitchen, the Dining Room has a window to rear overlooking the garden, and benefits from borrowed light from the Conservatory. There is ample space for dining table and chairs. Ceiling light fitting, central heating radiator, and telephone point.

## CONSERVATORY 14' 0" X 11' 2" (4.27M X 3.40M)



A lovely addition to this already spacious home, the Conservatory has a bank of windows to sides and rear, with double patio door providing access to the garden. The coombed ceiling adds to the feeling of light and space, and there are fitted blinds. Tiled flooring and telephone point. Underfloor heating.

## KITCHEN IMAGES



## KITCHEN 27' 4" (INCLUDING DINING ROOM) X 9' 1" (8.33M X 2.77M)



The Kitchen, which is on open plan with the Conservatory and Dining Room, has a window to rear overlooking the garden. Fitted with an attractive range of wall and base units, with complementing work surfaces and splashback, there is also a breakfast bar area. The integrated appliances include double oven, induction hob, extractor hood, dishwasher, and microwave. Inset downlighters and smoke alarm. Inset sink and drainer with mixer tap.

## UTILITY ROOM 7' 9" X 5' 9" (2.36M X 1.75M)



Fitted with the same style of units as the Kitchen, the Utility Room is accessed from the Hall and has a part glazed side door leading to the car port. Space for fridge freezer and washing machine. Striplight and central heating radiator. Wall to wall storage with sliding doors, hanging rail and shelving.

## WC 7' 9" X 3' 2" (2.36M X 0.97M)



Fitted with a two piece suite comprising wash hand basin and toilet pedestal. Ceiling light fitting, central heating radiator, and extractor fan.

## BEDROOM 5/STUDY 10' 7" X 10' 5" (3.23M X 3.17M)



Double Bedroom currently used as a large Study, laid with Amtico flooring, with picture window to front and twin velux windows above. Ceiling light fitting, underfloor heating and telephone point.

### UPPER FLOOR

Carpeted stairs lead from the Reception Hall to the upper floor Landing. There is a hatch to the part floored Loft, which Ramsay ladder access. Ceiling light fitting, central heating radiator, and smoke alarm.

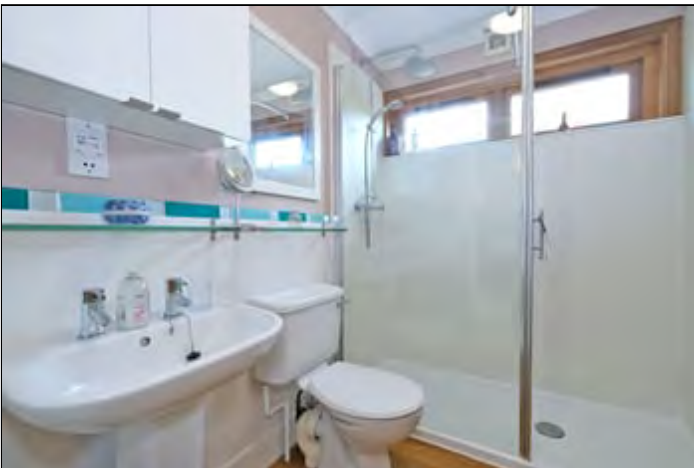


## MASTER BEDROOM 21' 4" X 11' 5" (6.50M X 3.48M)



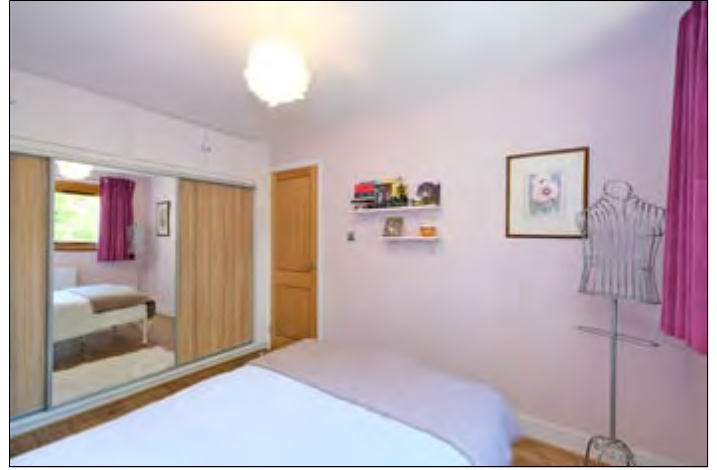
Most generous Master Bedroom, with windows overlooking the garden grounds to the front, and ample room for a range of free-standing furniture. Wall to wall wardrobes with louvre doors allow excellent hanging and shelf storage in the dressing area. Ceiling light fitting, central heating radiator, television and telephone points. Door to En-Suite Shower Room.

## EN-SUITE SHOWER ROOM 7' 6" X 5' 6" (2.29M X 1.68M)



A mix of aqua panelling and tiling, the Shower Room is fitted with a three piece suite comprising toilet pedestal, wash hand basin, and walk in double shower. The fitted unit is to remain. Window to side. Ceiling light fitting, shaver point, extractor fan, and chrome ladder style radiator.

## BEDROOM 2 13' 0" X 9' 10" (3.96M X 3.00M)



Light and airy Double Bedroom overlooking the rear garden, benefiting from wall to wall built-in wardrobes allowing hanging and shelf storage, with mirrored sliding doors. Ceiling light fitting, central heating radiator and television point.

## BEDROOM 3 8' 3" X 7' 8" (2.51M X 2.34M)



Third Bedroom, again overlooking the rear garden, and benefiting from wall to wall built-in wardrobes allowing hanging and shelf storage, with sliding mirrored doors. Ceiling light fitting and central heating radiator.

## BEDROOM 4 11' 4" X 9' 0" (3.45M X 2.74M)



Fourth Double Bedroom overlooking the rear garden. Ample room for a range of free-standing furniture. Ceiling light fitting and central heating radiator. Television point.

## FAMILY BATHROOM 12' 5" X 5' 5" (3.78M X 1.65M)



Generous Family Bathroom, partially tiled and fitted with a three piece suite comprising wash hand basin, toilet pedestal, and bath with shower over. Window to side. Ceiling light fitting, central heating radiator and extractor fan. Fitted units.

## EXTERNAL



The property is reached via sweeping gravel driveway, which allows off-street parking for approx 4 cars. There is also a car port and Double Garage. The well tended grounds to the front and side are laid to lawn with bright flowering plants, and a raised central flower bed. The area beyond the car port is laid with slabs, and is an ideal spot to barbecue, or indeed dry clothes in inclement weather. The storage units are to remain.

## REAR GARDEN



The fully enclosed rear garden is a haven of peace and quiet, with well tended lawns, densely planted flower beds, central pond, and a number of patio areas designed to allow the enjoyment of the sun at all times of the day. Offering a fantastic degree of privacy, this is a super spot for relaxing and children playing. There is an established vegetable garden, the greenhouse, garden shed and wooden swing bench are to remain.

## DOUBLE GARAGE 18' 0" X 17' 0" (5.49M X 5.18M)



The detached Double Garage has pedestrian access via the car port and up and over door to the front. There is some storage in the rafters and the metal storage racks are included in the sale.

### EXTRAS

All carpets, curtains, blinds and light fittings (with the exception of the light fitting in the Lounge) are included in the sale, together with the integrated appliances in the Kitchen, the usual fixtures and fittings in the Bathroom, Ensuite and WC, the garden shed, the greenhouse and the wooden swing bench in the garden.

**COUNCIL TAX BAND - G**

**EPC BANDING - D**





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