



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**5 Morven View**

TARLAND, ABOYNE, AB34 4UH



# LOCATION

The property forms part of a small private residential development within the village of Tarland, well-known for its welcoming community. Tarland is located in an area of exceptional beauty on the edge of the Cairngorms National Park and Royal Deeside with a thriving community spirit. The area is steeped in history with evidence of settlement going back 6,000 years.

The local area is famous for its outdoor pursuits such as mountain biking, hill walking, salmon and trout fishing and golfing and is within easy distance of the ski resorts of Glenshee and the Lecht. Tarland has a nine-hole golf course, as well as a number of shops in the village and a primary school. Secondary education is available at Aboyne which is approximately five miles south and has excellent local amenities. At the heart of the village is the Village Green, where the Aboyne Highland Games are held annually in August. The village has a multitude of local amenities including a primary and secondary school, a community/sports centre with swimming pool, an eighteen-hole golf course, medical and dental centres, a selection of shops, hotels, restaurants and eateries.

Westhills' oil hub is only twenty-five minutes drive to the east and Aberdeen city approximately forty-five minutes drive with both easily commutable and well served by local transport. The city offers excellent bus and rail service with national and international flights being provided from Dyce Airport. The main East Coast rail network operates from Aberdeen providing a link to central belt, the south and beyond.





LOUNGE & KITCHEN/DINING AREA



## 5 MORVEN VIEW

Situated within the popular village of Tarland, this deceptively spacious three bedroom bungalow has been built to a high specification with further upgrades being added prior to its completion by the present owners and provides superb, comfortable accommodation.

The property has many appealing features with quality fittings and furnishings throughout. Upgrades include a stunning sun/family room, an immaculate kitchen with large separate utility room. This fine property with its beautiful garden must be view to fully appreciate all that this spacious family home has to offer, you will not be disappointed.

The accommodation consists of an entrance vestibule, spacious hallway, a bright lounge, sunroom with views to the surrounding county side. Dining kitchen with ample base and wall units with integrated utilities. A separate utility room off the dining kitchen which has access to the garden. The master bedroom is enhanced by an en-suite shower room with two further double bedrooms both benefitting from fitted cupboards. The modern family bathroom is fitted with a three-piece suite. The property benefits from good storage throughout, including loft storage.

Parking for several vehicles is available on a loc block driveway in front of the large single garage. The front garden is laid to decorative borders and has a multitude of mature shrubs, bushes and seasonal flowers. The garden has been professionally cared for and includes beautifully landscaped areas which includes a variety of bushes, shrubs and borders, there is a range of collectable garden ornaments that will be left, the garden offers a perfect outdoor retreat, ideal for entertaining and enjoying the afternoon sun. In addition, the rear garden is gated and fenced making it a safe environment for children and pets. The garden sheds are included and provide secure outside storage.

Early viewings are highly recommended and by appointment only.





BEDROOMS/BATHROOM

# FLOOR PLAN, DIMENSIONS, LOCATION

Approximate Dimensions (Taken from the widest point)

Lounge	4.47m (14'8") x 4.10m (13'5")
Kitchen/ Dining Area	6.71m (22') x 3.03m (9'11")
Utility	3.56m (11'8") x 1.66m (5'5")
Sun Room	3.35m (11') x 2.86m (9'5")
Master Bedroom	4.06m (13'4") x 2.97m (9'9")
En-suite	2.98m (9'9") x 0.94m (3'1")
Bedroom 2	4.04m (13'3") x 3.01m (9'11")
Bedroom 3	3.01m (9'11") x 2.73m (8'11")
Bathroom	2.95m (9'8") x 1.69m (5'7")

Gross internal floor area (m<sup>2</sup>): 114m<sup>2</sup> | EPC Rating: E

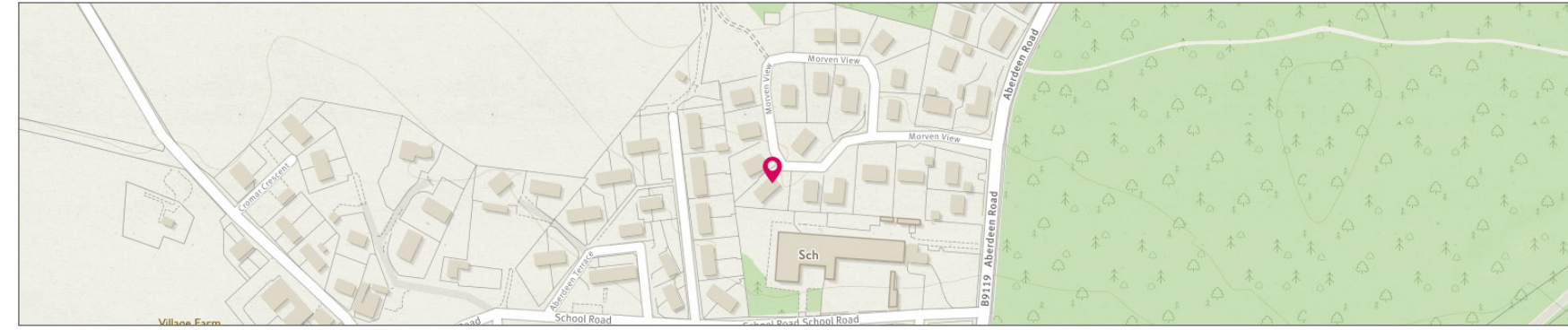
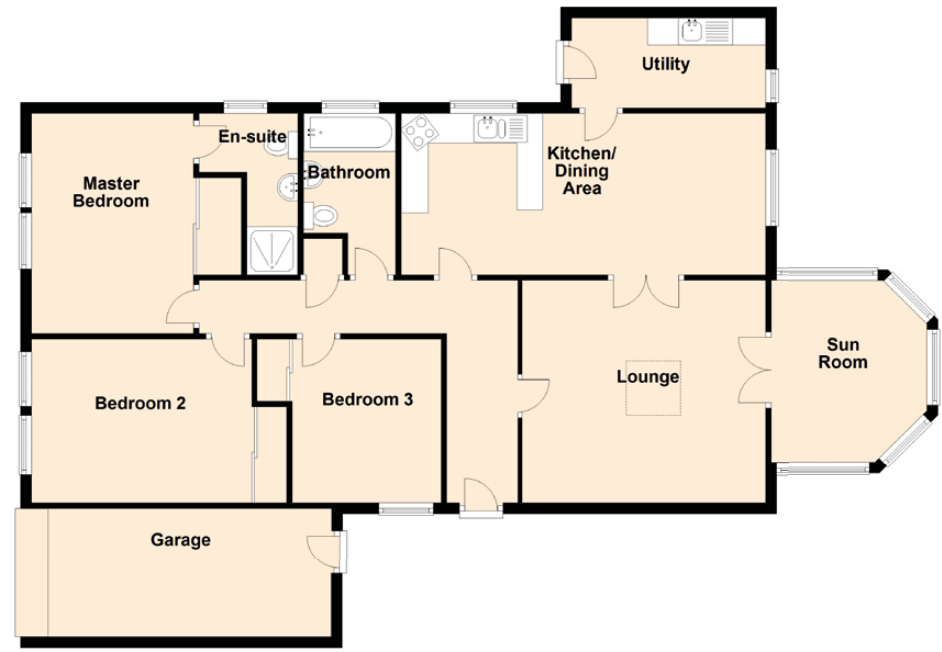


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