



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
01224 472 441

**12 Morven Place**

ABOYNE, ABERDEEN, AB34 5EZ





# The Location: Aboyne

ABERDEEN, AB34 5EZ

“... *BEAUTIFUL SURROUNDING COUNTRYSIDE* ...”

Morven Place is situated in a popular residential area near local facilities. The village of Aboyne in Royal Deeside offers a range of amenities and shops.

Aboyne Academy's playing fields are opposite the property, with the swimming pool nearby. There is also a Primary School within the village. The village has excellent amenities which include a Primary and Secondary School and Community/Sports centre.

There are a number of outdoor pursuits and the Aberdeen Water Ski Club situated at the nearby Aboyne Loch. The beautiful surrounding countryside provides numerous facilities for fishing, pony trekking and Glen Tanar Country Park provides excellent walks. During the winter months skiing at Glenshee and the Lecht are within easy reach.

Directions from Banchory, travel west towards Aboyne and continue through the town towards Ballater. Turn left, signposted for Aboyne Academy, and then take the first right after the fire station onto Morven Place.





# 12 Morven Place

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The property sits in a generous plot which is further enhanced by ample off-street parking facilities. Viewing of this family home is highly recommended to fully appreciate the location and accommodation on offer.

Upgraded and professionally extended by the current owners, this family home offers spacious accommodation throughout. Briefly, the accommodation consists of an entrance hall which leads to the main lounge which benefits from a wood-burning stove and has ample space for dining. A well-appointed kitchen is fitted with ample wall and base units along with space for appliances and provides access to the rear garden via patio doors. The large master bedroom with ensuite shower room and a family shower room completes the ground floor accommodation.

Upstairs, there are two generous double bedrooms, the property benefits from good storage facilities on both floors and includes an integrated coal storage area which is accessed from the outside.

Occupying a generous corner plot, the established garden to the rear is screened by a mixture of low-level mature hedges, brick walls, and garden fences, there is a variety of seasonal plants, shrubs, and trees. The garden also has areas of vegetable beds and hard landscaping which is ideal for outside seating and entertainment. The property benefits from a good range of outside garden storage which includes a wooden car garage, solid cement storage shed, a summer house and large garden shed which provides good additional storage for garden equipment. The garden to the front is mainly laid to grass and the drive provides ample parking for up to four vehicles. The property also benefits from double glazing.

An ideal home for a growing family located in a popular village which is well known for its welcoming community. Viewings are by appointment only.

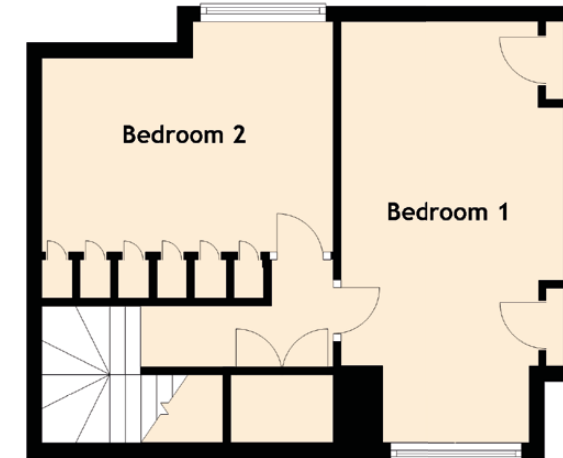
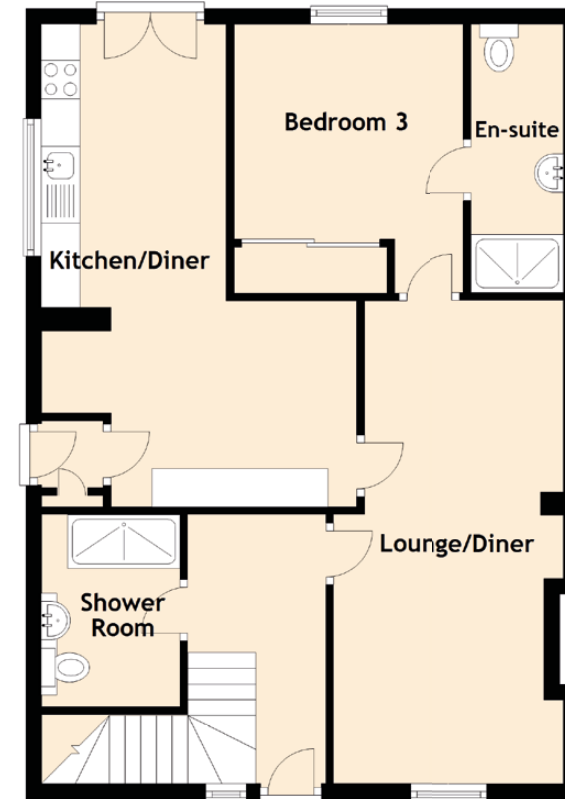






# Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

En-suite	3.50m (11'6") x 1.20m (3'11")
Bedroom 3	3.50m (11'6") x 3.00m (9'10")
Kitchen/Diner	6.30m (20'8") x 4.10m (13'5")
Shower Room	2.20m (7'3") x 1.80m (5'11")
Lounge/Diner	6.30m (20'8") x 3.30m (10'10")
Bedroom 2	3.80m (12'5") x 2.53m (8'4")
Bedroom 1	4.90m (16'1") x 3.20m (10'6")

Gross internal floor area (m²): 105m²

EPC Rating: E

Extras (Included in the sale): All fitted floor coverings and light fittings. The large fridge is available by separate negotiation.

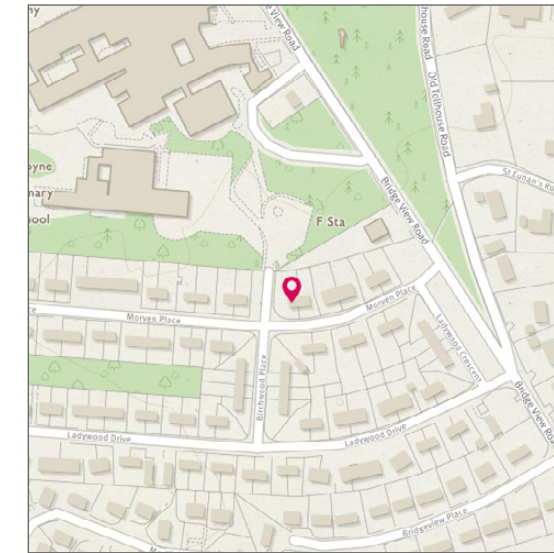


Image credit: <http://www.outdoor-venture.co.uk/company/>





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Tel. 01224 472 441  
[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)  
[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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**ALLY CLARK**  
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