

# 18 North Deeside Road

KINCARDINE O'NEIL, ABOYNE, ABERDEENSHIRE, AB34 5AA



*Traditional, immaculate three-bedroom detached dwelling with huge rental potential*



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18 North Deeside Road is a spacious granite stone and slate three-bedroom detached dwelling in the popular country village of Kincardine O'Neil within easy reach of the village amenities and primary school.

The current owner has upgraded and modernised when and where necessary. The property benefits from generous-sized accommodation throughout which is decorated with a fresh neutral pallet and further benefits from double-glazed windows and oil-fired central heating. It would suit the young family the professional couple, the area is frequented by numerous visitors, especially during peak seasons, which could make this a very lucrative and extremely successful holiday for the new owners.

## THE LOUNGE



The property is entered via the external porch to the welcoming entrance hallway which leads on to all further rooms. The lounge is a bright and inviting room flooded with natural light from the front and rear-facing windows and boasts a beautiful ornate multi-fuel stove, set in a granite surround. The formal dining room is spacious with a fireplace adding that touch of grandeur and provides a lovely space for dining and entertaining.

# THE DINING ROOM



# THE KITCHEN & WC



The kitchen has a range of light wood effect bases and wall-mounted units with contrasting worktops and complementing tiled splashbacks. There is space for free-standing appliances and white goods, with a door leading to the integrated garage guest WC and rear garden.



# THE GROUND FLOOR BEDROOM



A double bedroom to the rear of the property completes the downstairs accommodation. A carpeted staircase with a wooden balustrade leads to the first-floor landing, where two spacious double bedrooms and a smart modern centrally located shower room with a vanity unit complete the accommodation.



# THE FIRST FLOOR BEDROOM 1



# THE FIRST FLOOR BEDROOM 2



# THE SHOWER ROOM



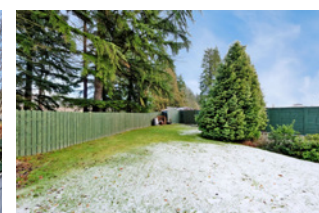


A small boundary wall with metal railings surrounds the front garden, laid to decorative stone chips with borders that are full of mature shrubs and plants with a scattering of seasonal flowers. A driveway to the side allows off-street parking for a least two vehicles, with access to the garage and property, the garage has power and light.

A high boundary fence in the rear garden gives you quite a lot of privacy, the extensive rear garden is laid mostly to lawn with a scattering of mature shrubs and trees, and a patio area is perfect for some alfresco-dining and entertaining, the garden also provides a safe and secure environment for children and pets alike.

The property has mains electricity, main drains and water, and oil-fired central heating.

# EXTERNALS



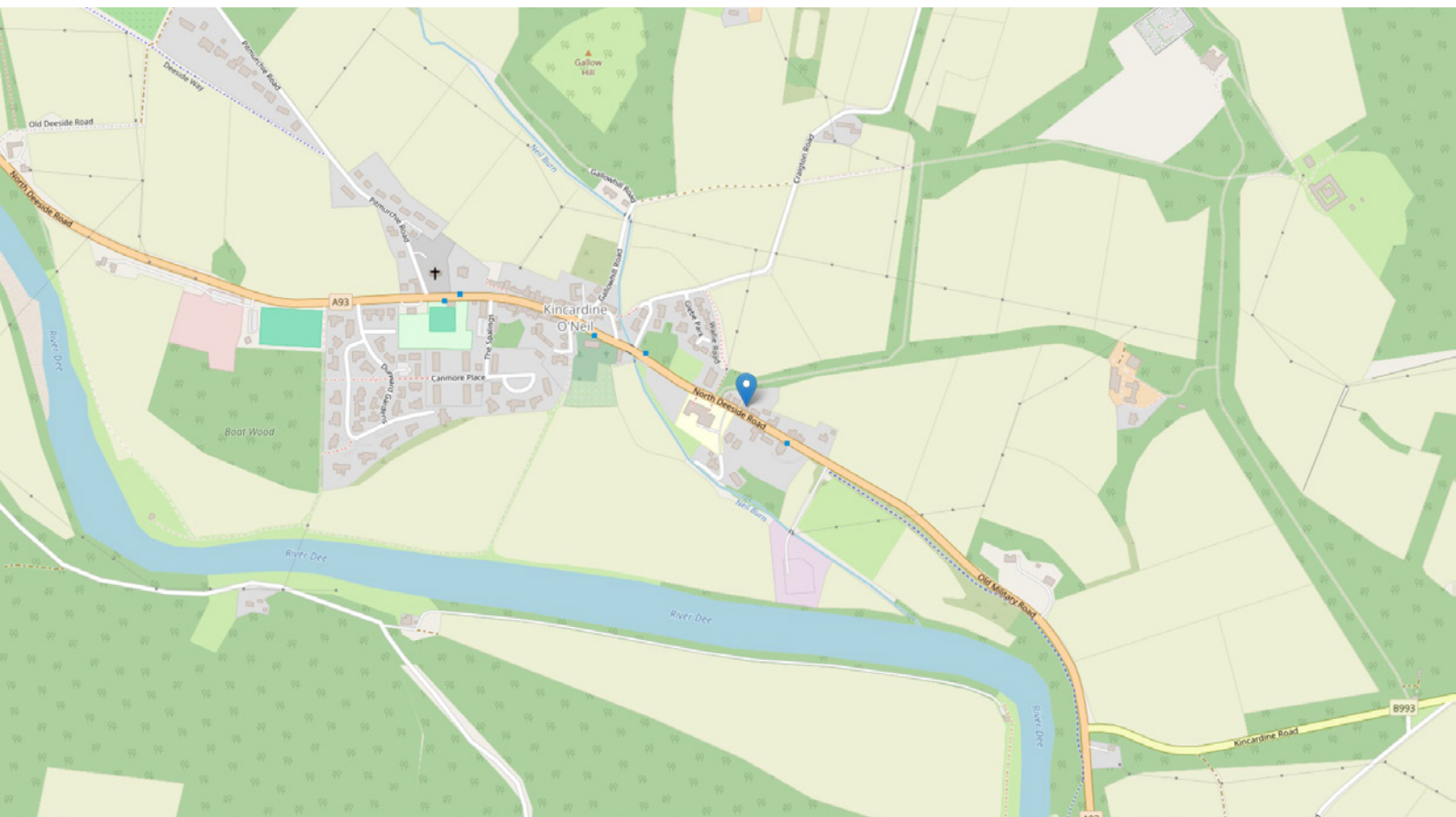
# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 103m<sup>2</sup> | EPC Rating: E

Extras: All floor coverings, blinds, curtains, and light fittings are included in the sale.



# THE LOCATION

The sought-after village of Kincardine O'Neil lies on the north side of the River Dee and is located within the heart of Royal Deeside between the desirable towns of Banchory, only 8 miles to the east, and Aboyne, 6 miles to the west. The location is approximately a 15-minute drive from the Cairngorms National Park boundary. It offers an array of outdoor leisure activities including salmon fishing on the River Dee, horse riding, mountain biking, forest, and hill walking, good local and international golf courses, gliding, canoeing, shooting and snowboarding.





The popular Deeside Way runs close by leading into Kincardine O'Neil amenities and school, together with Aboyne to the West and Banchory to the East. The Deeside Way offers numerous walks and cycling on your doorstep and in only a few minutes you can enjoy the trail along the North banks of the River Dee by foot or bike, the ski centres at Glenshee & the Lecht are within a short travelling distance.

Schooling is provided at either Kincardine O'Neil Primary School whilst secondary education is catered for at Aboyne Academy. Banchory Academy may be possible with the necessary applications. Private education is available in Aberdeen at Robert Gordon's, St. Margaret's School for Girls, Albyn School, and the International School of Aberdeen. Kincardine O'Neil is a desirable location, either for those working in and around Aberdeen or for those wanting countryside living in a beautiful area.

Aberdeen is a 30-minute drive and provides all the leisure, recreational, and entertainment facilities expected from modern-day city living. The city of Aberdeen is well served by regular local transport with the city offering further 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 the South's central belt and beyond. The new AWPR (Aberdeen Bypass) now provides a fast link to the north and south of the city travelling times have been significantly reduced making Kincardine O'Neil an even more attractive proposition for commuters.



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