

10 Sunnybrae Cottages

LOGIE COLDSTONE, ABOYNE, ABERDEENSHIRE, AB34 5PQ



*IDYLIC VILLAGE LOCATION, CLOSE TO THE
CAIRNGORMS NATIONAL PARK AND ROYAL DEESIDE*



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Number 10 Sunnybrae Cottages is located on an elevated plot within the popular village of Logie Coldstone. This deceptively spacious three-bedroom semi-detached property has been maintained to a very high standard, with the present owner continuously upgrading, which now provides superb, spacious, versatile living accommodation over two levels.

The property has many appealing features with quality fittings and furnishings throughout. Upgrades include a recent, immaculate kitchen with a separate utility room and a wood-burning stove in the spacious lounge. The property further benefits from neutral décor, full double glazing and oil-fired central heating.

The Property

The accommodation consists of a hallway leading to all further accommodation, the spacious lounge is at the front of the property with a large picture window with views over part of the village, and a recently installed wood burning stove, the centrepiece of this room, which adds that touch of grandeur.





A recently installed dining kitchen with multiple wall and base-mounted units with integrated utilities. A separate utility room off the dining kitchen, which has access to the garden.







A formal dining room/third bedroom and a modern 3-piece family bathroom complete the ground-floor accommodation.







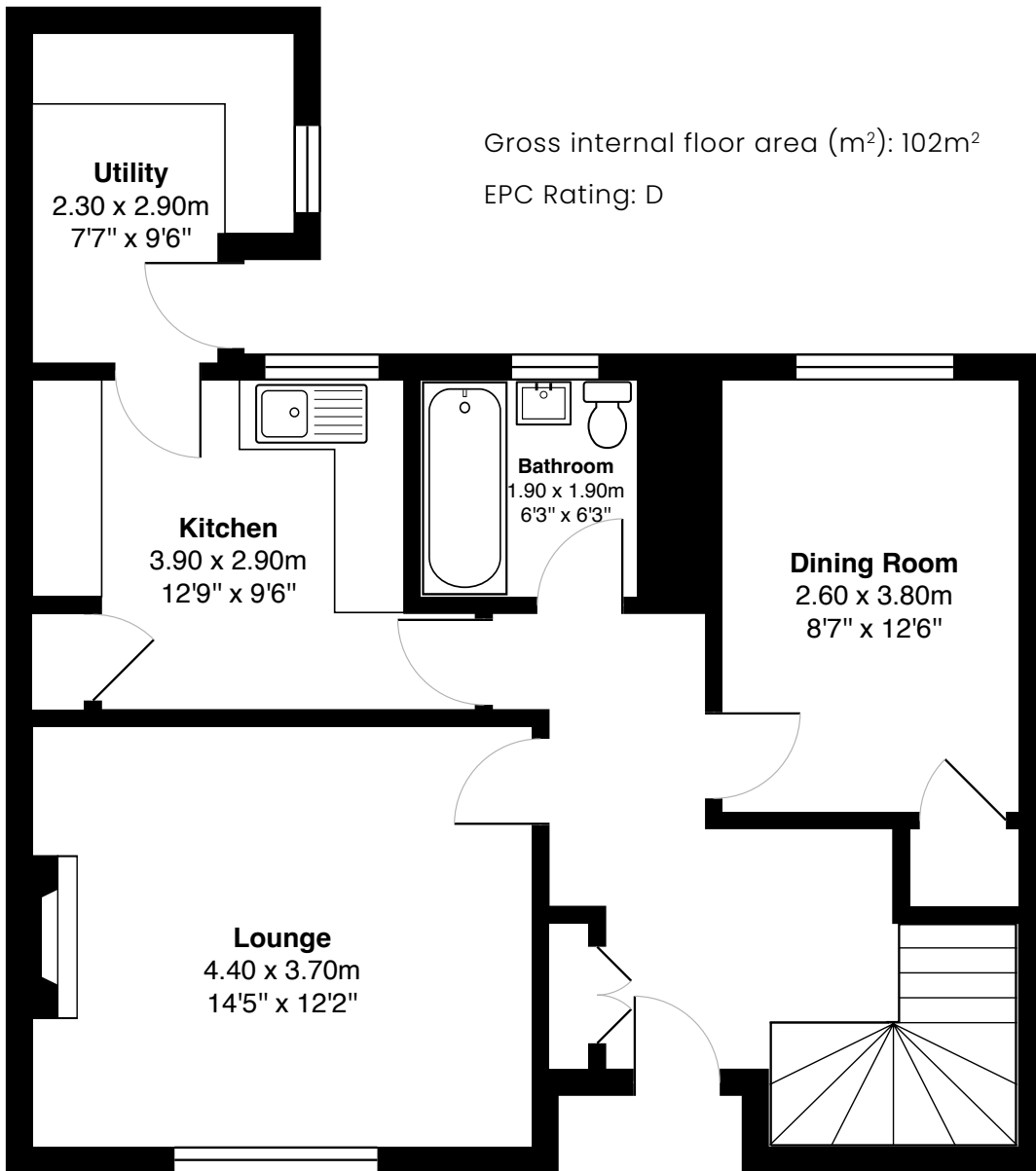
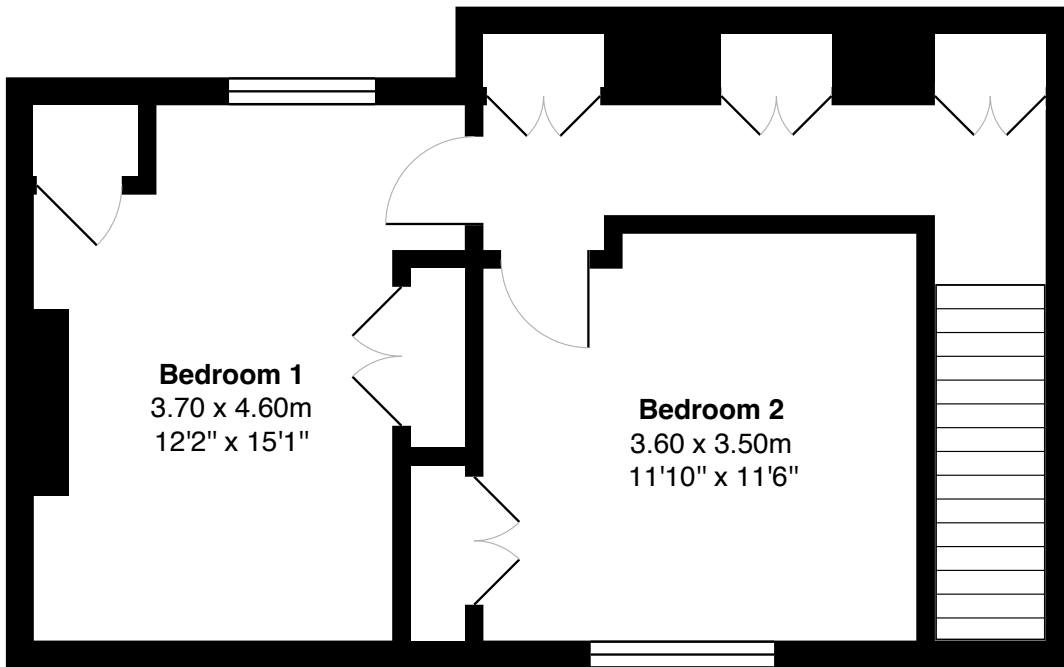
A carpeted staircase with a wooden balustrade leads to the upper level, where there are two large double bedrooms, both benefitting from fitted cupboards. The property further benefits from having ample storage cupboards throughout.





Bedroom 2







The property occupies the last plot on the brae, and subsequently has a large plot. The front garden is gated with a border of either a wooden fence or hedge, laid mostly to lawn with sporadic planting of shrubs and plants. To the side and rear of the property, there is an extensive drive laid to concrete, which allows off-street parking for several vehicles in front of the large stone-built garage, which has power and light.

The rear garden is bounded by either a high perimeter fence, hedge or wall. Laid to lawn with raised vegetable beds with a multitude of mature shrubs, bushes and seasonal flowers. A summer house offers a perfect outdoor retreat, ideal for entertaining and enjoying the afternoon sun. In addition, the rear garden is gated, making it a safe environment for children and pets. The garden sheds are included and provide secure outside storage.

Note: All external wooden buildings, including the summer house, wood store, kennels, shed and carport are included in the sale.







The parish of Logie Coldstone lies in Aberdeenshire, north of the River Dee and three miles west of Tarland. The parishes of Logie and Coldstone were united in the early 17th century.

The village kirk, built in 1781 and extended in 1876, became a private residence in 1993. A war memorial commemorates 27 men from WWI and five from WWII. The property is part of a small residential development in this welcoming community. Logie Coldstone and Tarland sit on the edge of the Cairngorms National Park and Royal Deeside, an area of exceptional beauty with 6,000 years of settlement history.

The local area is renowned for outdoor pursuits including mountain biking, hill walking, horse riding, fishing, golfing, and skiing at Glenshee and the Lecht.

Tarland offers a nine-hole golf course, shops, and a primary school. Secondary education is in Aboyne (8 miles south), which boasts excellent amenities: a village green hosting the annual Highland Games, a community/sports centre with swimming pool, an eighteen-hole golf course, medical and dental centres, shops, hotels, and eateries.

The Location



Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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