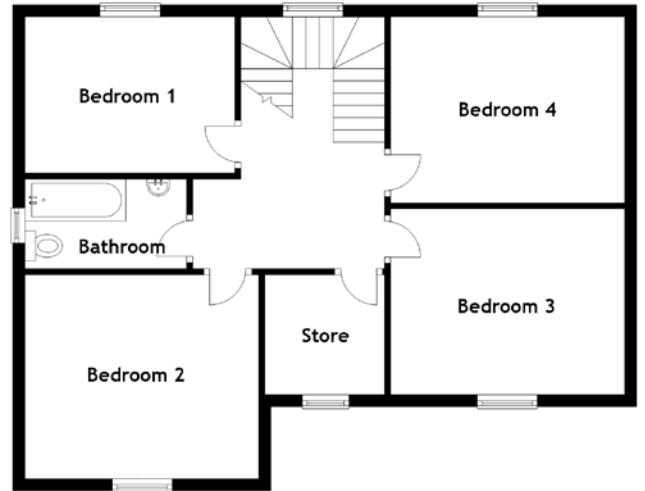
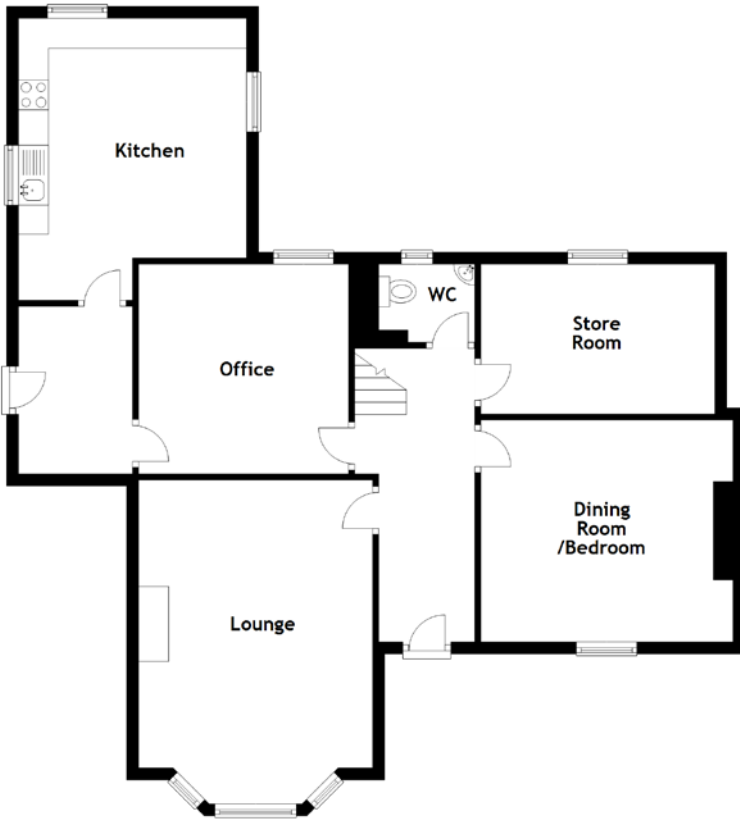


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	4.80m (15'9") x 3.90m (12'10")
Kitchen	4.70m (15'5") x 3.80m (12'6")
Office	3.50m (11'6") x 3.50m (11'6")
Dining Room/Bedroom	4.20m (13'9") x 3.70m (12'2")
Store Room	3.90m (12'10") x 2.50m (8'2")
WC	1.60m (5'3") x 1.30m (4'3")
Bathroom	2.70m (8'10") x 1.50m (4'11")
Bedroom 1	3.60m (11'10") x 2.60m (8'7")
Bedroom 2	3.90m (12'10") x 3.40m (11'2")

Bedroom 3	3.90m (12'10") x 3.10m (10'2")
Bedroom 4	3.90m (12'10") x 3.10m (10'2")
Store	2.00m (6'7") x 1.70m (5'7")

Gross internal floor area (m²): 169m²
EPC Rating: F

Directions from Aberdeen: Take the A93 North Deeside Road to Aboyne. Upon reaching the village, veer left at the village green onto Huntly Road and then take first right onto St. Eunans Road. The property is located approximately halfway down St. Eunans Road on the right-hand side.

