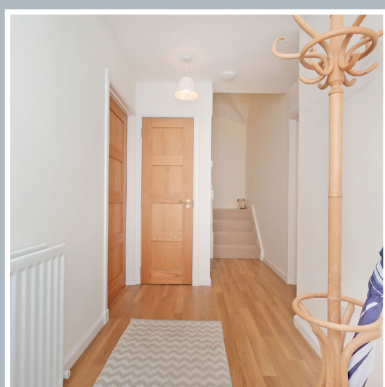




9 Cornellan Square

Ballater, Aberdeenshire AB35 5PU



mackinnons
solicitors



Enter the property via a uPVC exterior door with glazed upper sections and glazed panel to one side into an inviting central hall providing access to the ground floor accommodation. The sweeping carpeted staircase rises to the first floor accommodation. The hall has a central light fitting, smoke alarm, radiator and meter cupboard.

A stylish cloakroom comprises a two piece white suite with splashback tiling behind the wash hand basin. Amtico flooring. Extractor fan.

The bright and spacious lounge enjoys a delightful outlook over the communal courtyard and benefits from French doors leading to the private patio area. The room's focal point is the attractive cast iron fireplace with a high level wooden surround and tiled hearth. Amtico flooring completes the room's welcoming atmosphere.

The kitchen is fitted with an extensive range of quality base and wall units with contrasting work surfaces, complemented by splashback tiling and under cabinet spot lights. Integrated dishwasher, electric oven and electric hob with stainless steel extractor hood above. The freestanding washing machine and fridge freezer are to be included in the sale. Amtico flooring. There is ample space for a dining table and chairs. Additionally, a built-in cupboard houses the electric boiler.

An attractive staircase leads from the hall to the upper landing, where a hatch provides access to the attic space.

We are delighted to bring to the market this two bedroom dwelling house forming part of a converted steading in an exclusive factored courtyard development. Situated within walking distance to the village centre of Ballater, Royal Deeside, the property is in excellent walk-in condition and tastefully decorated in neutral tones throughout making the property a relaxing country retreat.

Benefitting from electric central heating, double glazing with French doors from the lounge opening out to patio areas. The extensive communal areas are well maintained by Trinity Factoring.





The bathroom is fitted with a three piece suite, including a shower mixer tap over the bath. Extensive tiling surrounds the bath area, WC and wash hand basin, with a heated towel rail and tiled flooring completing the look.

The spacious principal bedroom benefits from a built-in wardrobe with a hanging rail and shelf providing excellent storage. The room has ample space for standalone furniture. Additionally, there is a small room with window, located within the principal bedroom and previously used as a utility area for the washing machine and tumble dryer. This room is considered suitable for conversion into an en-suite, subject to obtaining the necessary permissions.

A further double bedroom of ample proportions benefits from a built-in wardrobe with hanging rail and shelf. Dual aspect windows allow natural sunlight to stream into the room and there is ample space for standalone furniture.



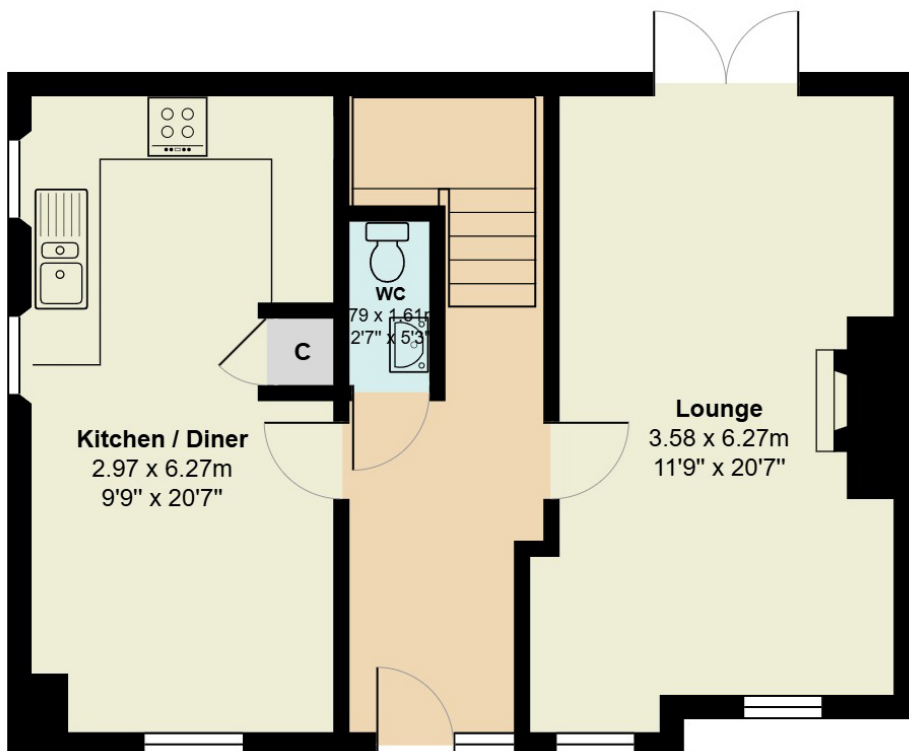
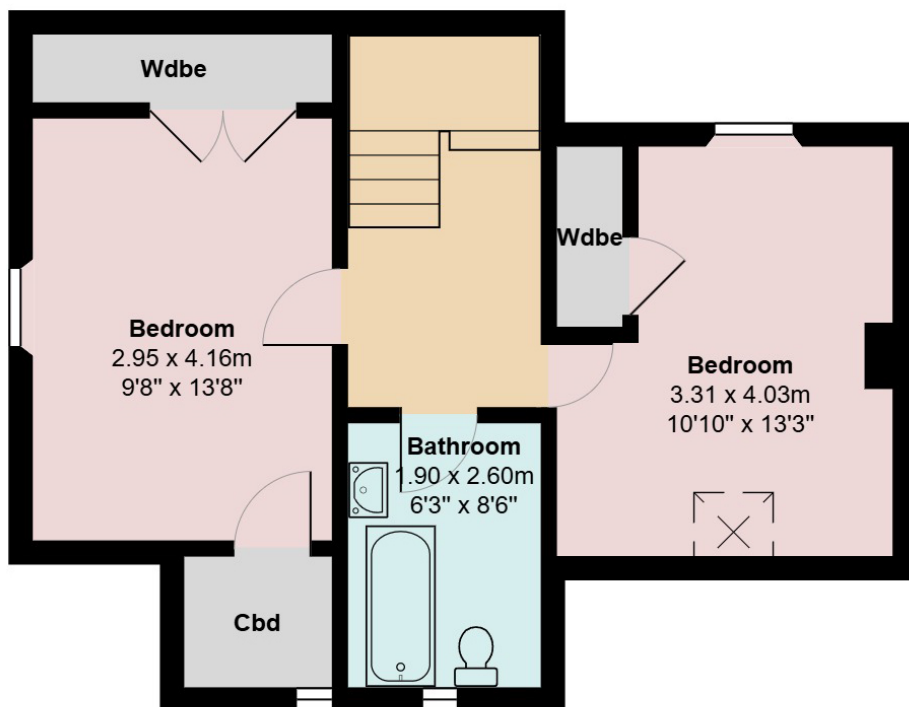
Outside: A tarred drive provides access from the main public road to the private parking area with designated parking space for number 9 near the property. In addition there is visitor parking to ensure convenience for both residents and guests. A private patio area outside the lounge overlooks the central communal garden which is beautifully maintained and a particularly attractive feature of the property with shrubs, lawns, and patio areas. Coal and waste bin stores are allocated for each property.

Fixtures and fittings: All floor coverings, blinds and white goods (dishwasher, fridge/freezer and washing machine) are to be included in the sale. Furniture may be available by separate negotiation.



- Electric Heating
- Double Glazing
- Mains Drainage
- Open Fire

- Exclusive Parking Space
- Private Patio
- Communal Courtyard



These particulars are intended to give a fair representation of the property and whilst every care has been taken in their compilation they are not guaranteed and do not form part of any contract. Areas, measurements and distances are given only as a guide and any plans are for identification only and are not to scale.

Terms

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