



Inchgarth

17 Queens Road, Ballater, Aberdeenshire AB35 5NJ



mackinnons
solicitors



As you approach Inchgarth you are immediately welcomed by the horseshoe driveway which defines the ambience of this exceptional property. The secure, wrap around gardens offer both privacy and tranquillity, with rear gates providing convenient access to two single garages. Adding further appeal, a well appointed one bedroom cottage sits within the grounds, a perfect retreat for guests or family.

Enter the property through a solid hardwood door into a spacious hallway.

The impressive lounge overlooks the front of the property, with natural light flooding the room through a large bay window. The room features a high ceiling, decorative cornicing, and deep skirtings. An open fireplace adds a traditional focal point and is currently fitted with a gas fire.

The dining room is a stunning space overlooking the front of the property, featuring a traditional open fireplace with wooden surround. The room is generously sized, offering ample space for a large dining table and chairs, as well as additional free-standing furniture. A large bay window fills the room with natural light.

Office/bedroom six is an adaptable room currently used as a home office but equally suitable as a guest bedroom.

Located on the ground floor is a well presented cloakroom.

Bedroom five offers comfortable accommodation with space for free-standing furniture. The room benefits from a private en-suite shower room.

The well appointed utility room provides convenient access to the rear garden.

We are delighted to present to the market, Inchgarth, a grand five/six bedroom, three public room, detached granite property situated in a sought after area within the village of Ballater on Royal Deeside. Ideally located within easy reach of all the amenities the popular village has to offer, Inchgarth combines the perfect blend of traditional elegance and comfortable family living.

Internally the property features high ceilings, decorative cornicing, deep skirtings and classic internal doors. To the rear of the property is a substantial, modern open plan dining kitchen/family room, with French doors providing direct access to the rear garden.





The beautifully appointed, bespoke kitchen that is located to the rear of the property. Stylish yet practical, it features luxurious counter tops and a range of integrated appliances, including a five ring gas hob, Miele dishwasher, and electric twin ovens. The impressive central island incorporates a 1½ stainless steel sink with storage below and a convenient pop-up power socket. Fully glazed patio doors provide direct access to the garden, with an additional side door offering further access.

From the entrance hallway a sweeping staircase leads to the first floor accommodation.

The spacious principal bedroom overlooks the front of the property and benefits from an en-suite shower room.

Bedroom four overlooks the front of the property and offers ample space for free-standing furniture.



The family bathroom features a white four piece suite.

To the rear of the property, two further double bedrooms complete the accommodation.

Located to the rear of the garden is a spacious, detached, one bedroom cottage.

Inchgarth is set within a generous secure garden that wraps around the property. There is a lawned area to the front with the rear garden predominantly laid to lawn, enhanced by mature trees, shrubs, and seasonal flowers. The property also benefits from two single garages and a large coal shed.



- One Bedroom Cottage in Rear Garden
- Oil Central Heating
- Two Single Garages

- Modern Dining Kitchen
- Horseshoe Driveway
- Double Glazing

Terms

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Band F

EPC
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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.



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