



Lilac Cottage

1 Castleton Terrace, Braemar, Aberdeenshire AB35 5ZR



mackinnons
solicitors



Enter the property through an attractive split wooden door to an inviting hallway with hardwood flooring.

The principal bedroom overlooks the front and is a bright, spacious room in a neutral palette with ample space for free-standing furniture. Double bedroom two, currently a twin, is another bright room with dual aspect windows and neutral décor.

The inner hallway includes a deep built-in cupboard housing the boiler and electric apparatus, plus the attic hatch, an ideal area for added accommodation subject to consents.

The well appointed family bathroom features a three piece white suite with bath and overhead mains shower, tiled splashback, tiled flooring, an opaque side window, down-lighters and a chrome heated towel rail.

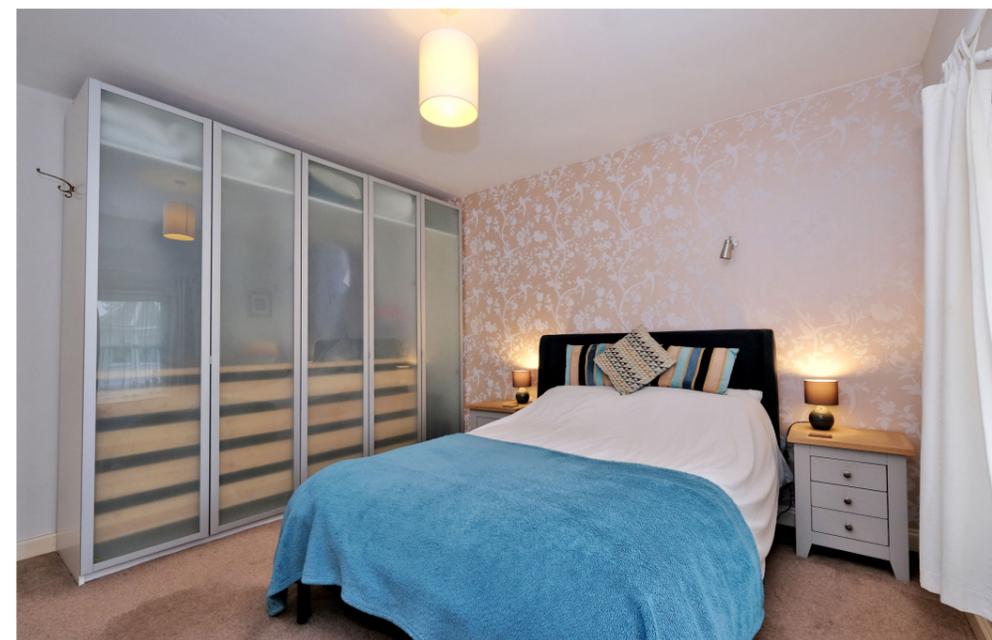
Lilac Cottage boasts a modern open plan kitchen/dining/lounge. The kitchen offers white high gloss base units with solid wood work surface, integrated appliances and tiled flooring, with a free-standing fridge freezer included. Steps lead to the bright living area, flooded with natural light from a Velux window, patio doors and twin rear windows. The dining/lounge area has original solid wood flooring and a modern wood burning stove creating a warm, cosy ambience.

The utility room sits off the kitchen with tiled flooring, a high gloss base unit, solid wood work surface, stainless steel sink, built-in shelving, down-lighters and a washing machine, with a half glazed door to the side garden.

Outside: A grassed area to the front includes a section owned by Lilac Cottage, with ample parking available. The secluded two level rear garden offers a gravelled dining area, steps to a grassed level, mature planting and a useful garden shed, wrapping around to the side of the property.

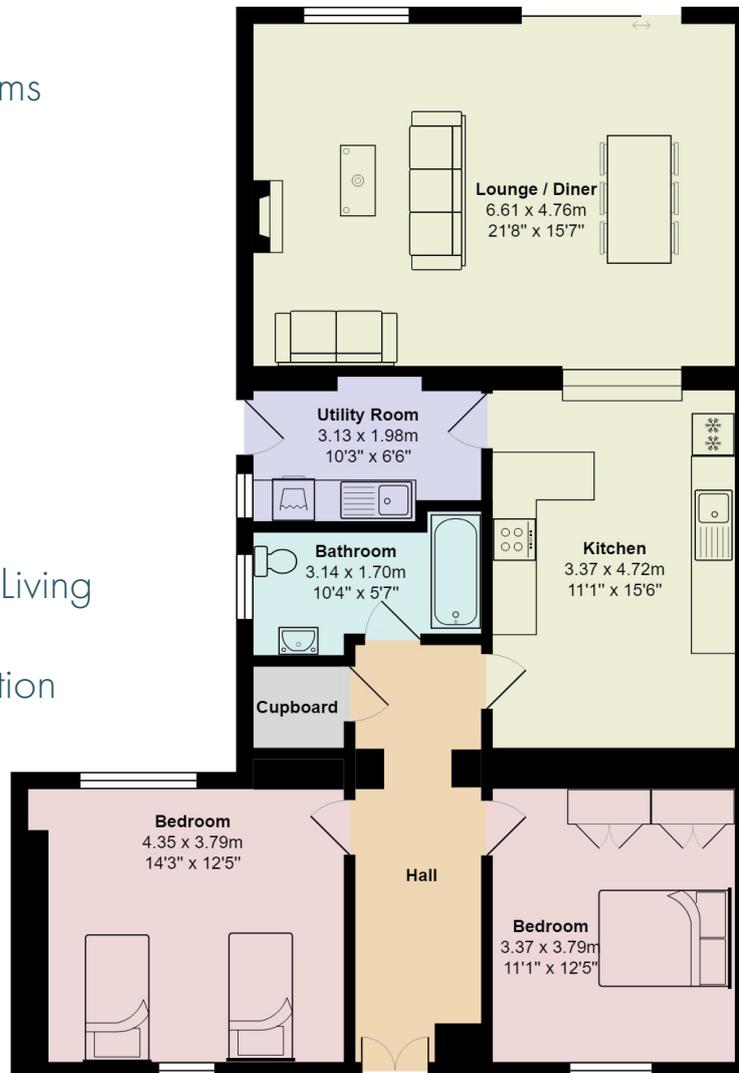
A rare opportunity has arisen to purchase this delightful two bedroom traditional granite, semi-detached cottage nestled within the heart of the much sought after and picturesque village of Braemar on Royal Deeside.

Lilac Cottage offers spacious accommodation comprising two double bedrooms, open plan kitchen, dining area and lounge complete with attractive wood burning stove and large patio doors leading out to the private rear garden. The family bathroom room and utility room complete the accommodation. A large, floored and insulated attic may be suitable for conversion, subject to the necessary consents. Prospective purchasers should make their own enquiries with the local authority regarding its potential.





- Two Double Bedrooms
- Oil Central Heating
- Double Glazing
- Mains Drainage
- Private Garden
- Modern Open Plan Living
- Central Village Location



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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