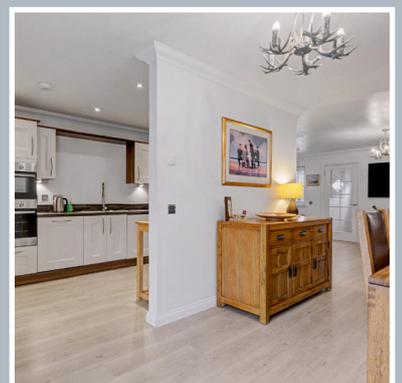
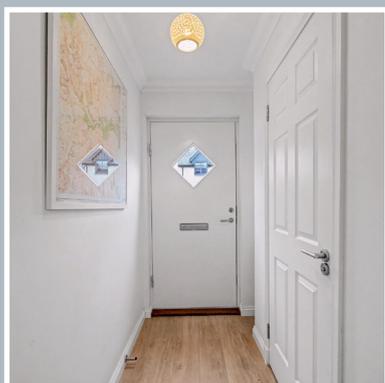




10 Canmore Road

Braemar, Aberdeenshire AB35 5XG



mackinnons
solicitors



The entrance door with glass panel, gives access to the welcoming vestibule, fitted with attractive wood effect laminate flooring and conveniently houses a sleek walk-in wet room with a three piece suite, chrome ladder effect towel rail and an opaque side facing window.

A glass panelled door leads into the attractive lounge which flows seamlessly into the dining room creating a modern open plan living space. This extensive area is warm and welcoming and is fitted with wood effect laminate flooring which continues from the vestibule through to the dining kitchen. A particular focal point to the lounge is the wood burning stove set on a slate hearth creating a cosy ambience along with the underfloor heating, perfect for relaxing in after a busy day exploring the surrounding landscape. The dual aspect windows to the front and French doors to the rear, allow natural light to illuminate the area.

The dining room is a spacious area, with French doors leading out to the rear garden. A partition opening gives access to the well appointed dining kitchen fitted with ample sleek, neutral wall and base units with contrasting work surface and upstand, incorporating a 1½ sink and drainer with mixer tap. Integrated appliances include an induction hob with stainless steel extractor hood above, electric double oven for effortless entertaining, washing machine and a dishwasher. Strategically placed down-lighters and laminate flooring complete this area.

We are delighted to present to the market, this bright and spacious three bedroom, semi-detached dwelling house, boasting a peaceful location in the heart of an exclusive cul-de-sac within the thriving and sought after village of Braemar on Royal Deeside. Offering idyllic country living, Canmore Road is well positioned for easy access to all the local amenities the village has to offer.

Number 10 is set over two floors, offering modern open plan living on the ground floor with three bedrooms and a family bathroom on the upper floor. The property benefits from air source heating throughout with the convenience of underfloor heating on the ground floor and a radiator wet system on the upper floor.





A door from the dining kitchen gives access to the utility room, with a fridge freezer and central light fitting. The window overlooks the rear of the property with a door conveniently giving access to the garden.

Returning to the lounge, the carpeted staircase, with an understair cupboard housing the air source heating pump, rises to the upper landing complete with the attic hatch. A built-in cupboard storing the water tank and shelving provides added storage.

Overlooking the rear boasting a scenic outlook, bedroom two is of generous proportions. Ample space for free-standing furniture and fitted with a neutral carpet and central light fitting.

Double bedroom three is of ample proportions with natural light filling the room via the Velux window



The well appointed family bathroom with opaque window to the front, is fitted with a modern three piece white suite.

Currently furnished with double bunk beds, the principal bedroom overlooks the front of the property with views towards the surrounding landscape. The room benefits from built-in mirrored double wardrobes.

Enjoying an open frontage, with grassed area and loc bloc paving to one side providing off-street parking. To the rear is a secure garden with high privacy timber fencing to either side complete with a patio area ideal for outside entertaining and al fresco dining. The grassed area is fitted with a rotary dryer and a useful shed to the side which will remain. For convenience there is an outside tap.



- Quiet Cul-de-Sac Location
- Three Bedrooms
- Immaculate Walk-In Condition
- Air Source Heating
- Ground Floor Underfloor Heating
- Double Glazing
- Mains Water and Drainage
- Secure Rear Garden

Terms

Council Tax
Band E

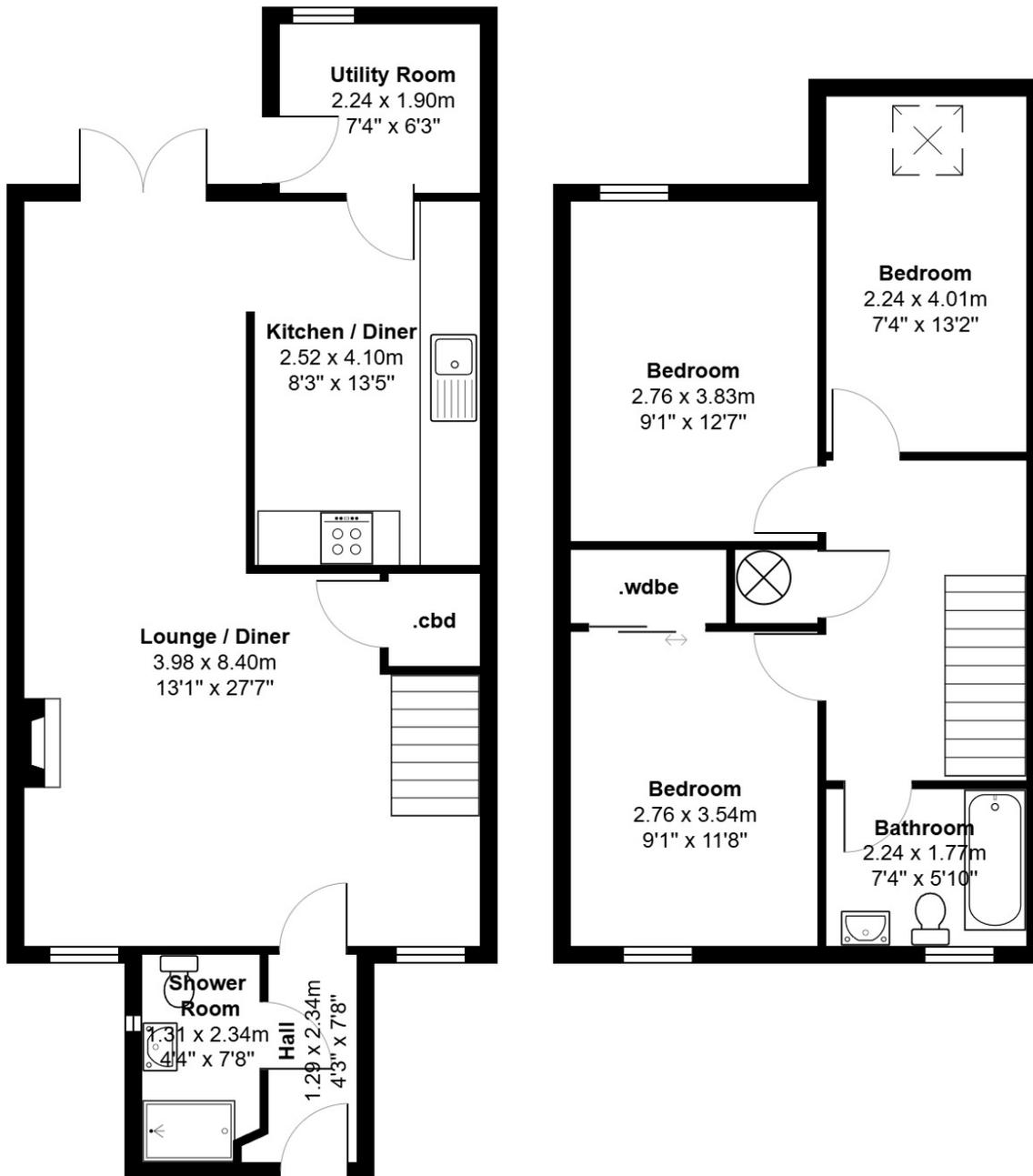
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Band C

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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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