



# 2 Hawthorn Place

Ballater, Aberdeenshire AB35 5QH



mackinnons  
solicitors



Enter the property through a solid wooden door to the hallway with a carpeted staircase rising to the upper floor. This area is fitted with attractive herringbone oak flooring which flows through to the lounge and rear hall.

The welcoming lounge is a haven to relax in, boasting calming décor and a picture window overlooking the village green. An attractive open granite fireplace houses a wood burning stove creating a warm and cosy ambiance. A cased opening gives access to the rear hall.

The dining kitchen is of ample proportions and fitted with a good range of shaker style white gloss wall and base units.

From the kitchen, the rear hall leads to a welcoming sun room which is currently utilised as a dining area with soft seating. Completing the hall is the spacious shower room.

The charm of the cottage continues to the principal bedroom boasting a feature wood panelled wall, coombed ceilings and a large bay window with deep sills, enjoying picturesque views over the village green and benefits from a substantial en-suite shower room.

Bedroom two is a welcoming double bedroom, currently furnished as a twin room, enjoying views over the village green and the Craigendarroch Hill.

Nestled in the heart of the sought after and picturesque village of Ballater on Royal Deeside, we are delighted to bring to the market this beautifully presented two bedroom end-terrace granite cottage. Offering two well proportioned bedrooms and two inviting public rooms, the property combines traditional charm with modern living.

Presented in a tasteful neutral palette throughout, the cottage enjoys bright and spacious accommodation. Thoughtfully maintained and presented in true walk-in condition, this charming home provides comfortable and versatile living space ideally suited to a range of purchasers





## Terms

**Council Tax**  
Band D

**EPC**  
Band D

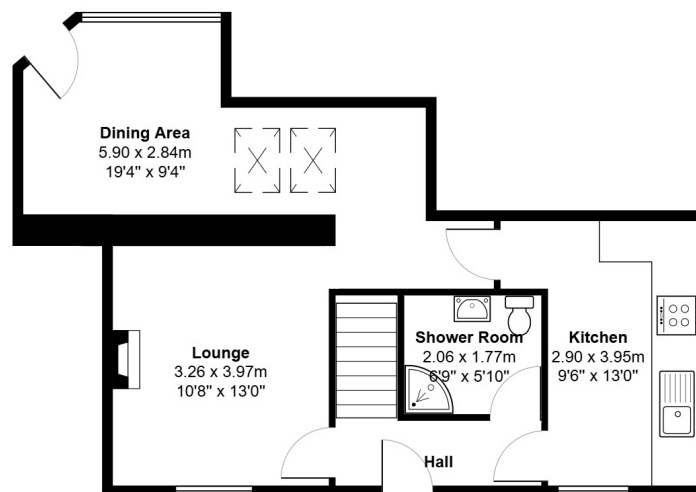
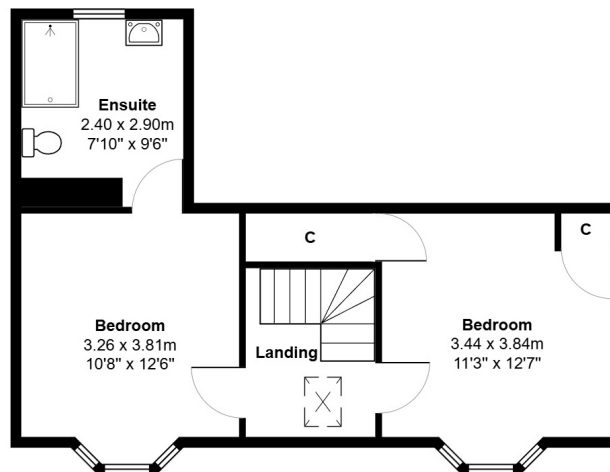
**Entry**  
By Arrangement

**Viewing**  
Contact Solicitors  
013397 55633

## OUR services

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- Two Double Bedrooms
- Village Centre Location
- Wood Burning Stove
- Double Glazing
- Dimplex Quantum Storage Heaters
- Electric Panel Heaters
- Shared Drying Green
- Exclusive Outdoor Shed



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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