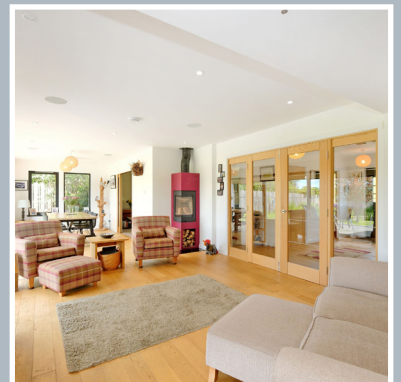




# Braeriach

Pitmurchie Road, Kincardine O'Neil, Aberdeenshire AB34 5AQ



**mackinnons**  
solicitors



From the reception hall a glass door leads into the welcoming lounge which has ample space for a range of furnishings. Large stone fireplace with slate hearth.

Glass pocket sliding doors provide access into the open plan dining/lounge/kitchen which is truly the heart of the home and enjoys spectacular views over the surrounding hills and River Dee. Sliding glazed doors lead out to the patio, which is an ideal location for 'al fresco' dining, while also flooding the room with natural light. The family area features a wood burning stove with glass hearth, perfect for those colder evenings. There is ample space within the area for a range of furnishings. The spacious dining kitchen has sliding glazed doors on two aspects and has been fitted with a range of modern gloss wall and base units, featuring glass splashbacks, granite work surfaces incorporating a deep 1.5 stainless steel sink, in addition to a 4 ring induction hob with popup extractor fan. Within the kitchen there is also an integrated oven, microwave, steam oven, 2 warming drawers, dishwasher and free-standing fridge freezer which will be removed prior to the sale.

Useful utility room with an entrance door providing access to the side of the property.

A spacious room overlooking the front driveway is currently being used as an office/workroom but could be used for a variety of purposes.

We are delighted to offer for sale this immaculate four/five bedroom, detached dwelling house with double garage and garden cabin, situated within stunning landscaped grounds and enjoying views to the River Dee and as far as the Cairngorms.

Entry via the main, partially glazed entrance door, which leads into the spacious and welcoming reception hall. A carpeted staircase provides access to the first floor. Within the reception hall is access to the well appointed WC cloakroom.





Ascending the carpeted staircase from the hall a door leads into the master suite, which is fitted with a sliding glass door, with two windows at either side providing access out to the sheltered balcony. The bedroom also boasts a modern en-suite.

A spacious room overlooking the garden is currently used as a cinema room/office.

A further two double bedrooms, one with built-in storage overlook the driveway.

Completing the living accommodation is the large family bathroom with a three piece suite with a Mira shower over the bath.



Outside, an extensive driveway provides parking for several vehicles and leads to a double garage, with up-and-over electric door. The front garden is mainly laid to lawn, with mature trees, shrubs and a selection of fruit trees. To the side of the property is a log store, two coal bunkers and outside tap. The fully enclosed rear garden is mainly laid to lawn. There are beautiful mature trees, shrubs and flowering plants. A large, paved patio which provides space for outside entertaining. A gate in the garden perimeter provides access to the Deeside Way. A garden cabin, complete with power, separate wi-fi connection and insulated floor is currently being used as an office space but could be used for a variety of purposes.

Solar panels on the roof contribute to the production of electricity. There are 14 years remaining on the Feed-in-Tariff (FIT).



- Oil Central Heating
- Double Glazing
- Mains Drainage
- Solar Panels
- 4/5 Bedrooms
- 2/4 Public Rooms
- Stunning Views
- Large Summer House

## Terms

**Council Tax**

Band G

**EPC**

Band C

**Entry**

By Arrangement

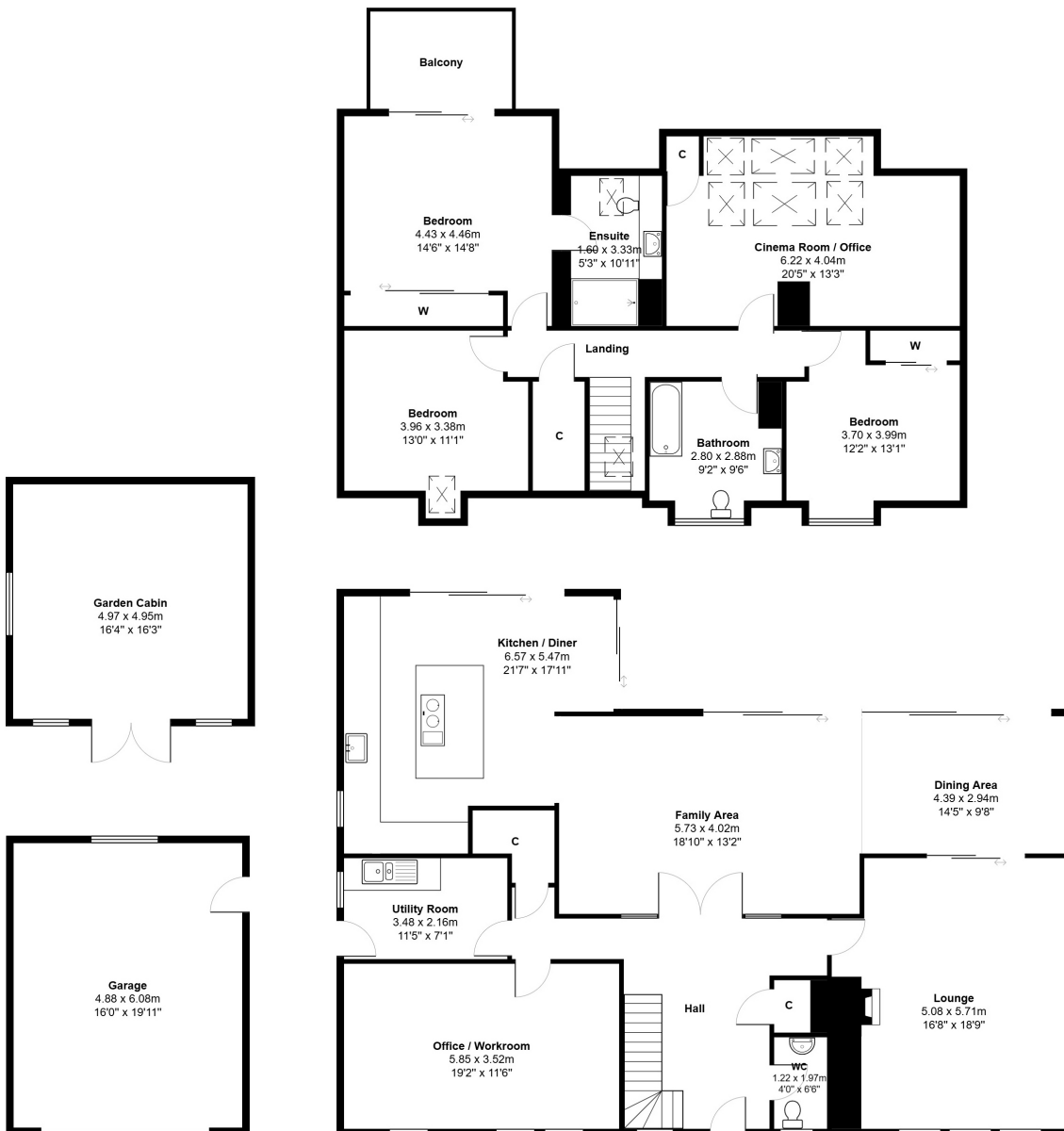
**Viewing**

Contact Solicitors

01224 868687

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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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