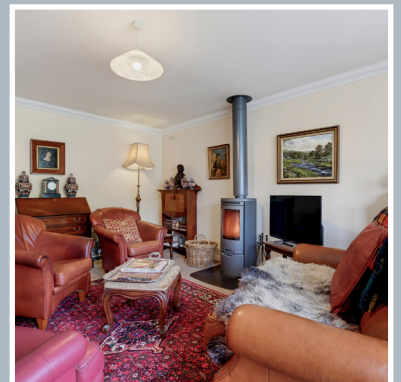




11 Pannanich Road

Ballater, Aberdeenshire AB35 5PA



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Further benefits include an integrated double garage, attractive front and rear gardens, full double glazing, and oil fired central heating.

On approach to the property, you are immediately welcomed by the manicured garden and an attractive loc-bloc driveway leading to the double garage, providing ample off-street parking. The enclosed front garden is accessed via a gated entrance featuring a paved pathway leading to a half glazed entrance door which opens into the vestibule complete with matwell. A further door gives access to the welcoming L-shaped hallway. This area benefits from excellent storage facilities, including a built-in cupboard fitted with shelving together with an airing cupboard housing the hot water tank/immersion heater.

The welcoming lounge offers a bright and airy feel, enhanced by a bay window that fills the room with natural light and provides attractive views towards the Craigendarroch Hill. A charming Contura wood burning stove serves as a focal point, creating a warm and cosy ambience, perfect for relaxing or entertaining guests. Generously proportioned, the room is fitted with a carpet continuing from the hall.

The kitchen is of ample proportions and fitted with an array of wall and base units with co-ordinating work surface incorporating a 1.5 stainless steel sink and mixer tap with window above. Integrated appliances include a Bosch electric hob, with a concealed extractor fan above and a double oven. There is a free-standing fridge freezer which will remain.

Enjoying a prime corner plot within a peaceful residential development in the picturesque village of Ballater on Royal Deeside, this impressive, detached bungalow offers spacious and versatile accommodation. The property features two generous double bedrooms and three flexible reception rooms, ideally suited to a wide range of buyers.

Built by Scotia Homes, the property was originally designed as a three bedroom bungalow. A previous owner thoughtfully reconfigured the layout to create the current spacious arrangement, while retaining the potential for the accommodation to be reinstated to its original three bedroom configuration, should a purchaser wish.





The kitchen gives access to the utility room fitted with wall and base units for storage, and co-ordinating worktop incorporating a 1.5 Blanco sink with mixer tap. A half glazed door gives access to the rear garden.

Continuing from the kitchen, the generously proportioned dining room offers ample space for a dining table and chairs, making it ideal for both family meals and formal entertaining.

The dining room is on open plan with the bright and welcoming sun room, providing a peaceful retreat to relax and enjoy the attractive views towards the Pannanich Hills and the rear garden. Flooded with natural light, the wraparound windows are fitted with vertical blinds, and a central ceiling fan with integrated lighting. A side door provides access to the patio area.



The well positioned shower room is fitted with a three piece white suite comprising a WC, wash hand basin with tiled splashback and mirrored medicine cabinet above, and a fully tiled walk-in shower. A privacy window provides ventilation.

Bedroom two, located to the front of the property, enjoys views over the garden and surrounding landscape and offers ample space for free-standing furniture.

Positioned to the rear, the generously proportioned principal bedroom features a picture window with views over the rear garden and beyond. The room benefits from a built-in wardrobe and a spacious walk-in study/dressing room fitted with double wardrobes. This versatile space could also be utilised as a home gym, craft/studio room or reinstated as a third bedroom.



- Oil Central Heating
- Wood Burning Stove
- Private and Secure Rear Garden
- Sun Room
- Double Glazing

- Mains Drainage
- Principal Bedroom with Walk-In Dressing Room
- Outdoor Sheds and Greenhouse

Terms

Council Tax
Band F

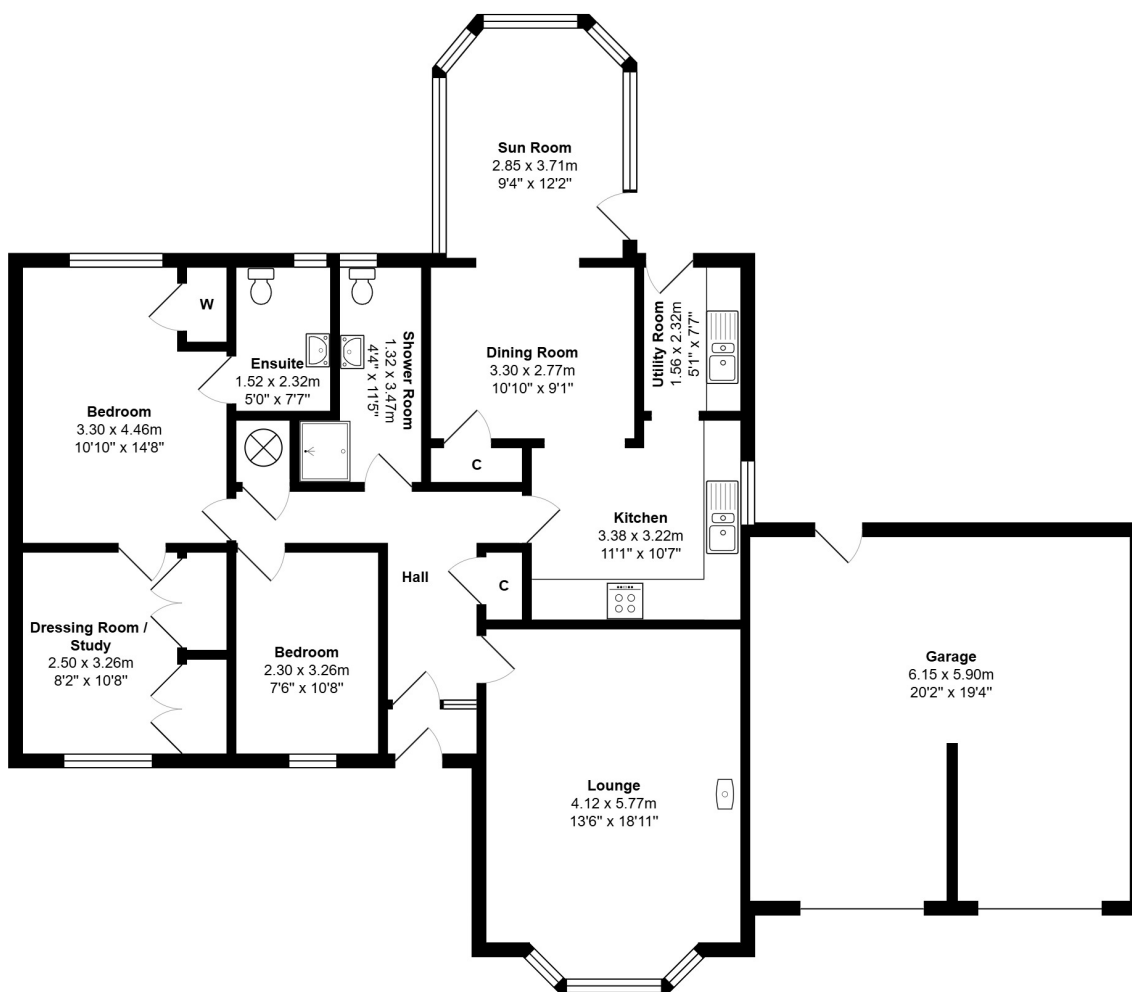
EPC
Band D

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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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