



Darroch View

18 Braemar Road, Ballater, Aberdeenshire AB35 5RL



mackinnons
solicitors



This property is accessed from the rear through a porch and external door, leading into a carpeted staircase which rises to the first floor accommodation. Here, a split level L-shaped hallway welcomes you, creating a bright and spacious first impression. Natural light floods the area through a window, while excellent storage is provided by a built-in shelved cupboard and a further hall cupboard. A Ramsay ladder offers convenient access to the loft space. An attractive home office area provides a quiet space for those working from home.

The open plan lounge and dining room offer an excellent space for relaxing and entertaining. The lounge enjoys a pleasant front facing aspect, with large windows flooding the room with natural light and creating a bright, welcoming atmosphere.

The dining area flows seamlessly from the lounge and also overlooks the front of the property, making it ideal for both formal and informal occasions. A feature fireplace provides an attractive focal point and adds warmth and character to the décor. Smoke alarm. Solid oak flooring.

The bespoke Chichester kitchen, designed and supplied by Treehouse and crafted by renowned manufacturer Neptune, is fitted with an extensive range of shell coloured base and wall cabinets complemented by contrasting worktops and tiled splashbacks. Stainless steel sink with mixer tap. The kitchen is equipped with an induction range cooker with extractor hood above, along with an integrated dishwasher, Neff washing machine and fridge freezer. Heat detector. Solid oak flooring.

We are pleased to present for sale this exceptional four bedroom self-contained double upper flat, forming part of a traditional south facing Victorian manse in a highly sought after location within the Royal Deeside village of Ballater.

Beautifully presented throughout, the property combines stylish contemporary living with an abundance of original period features that enhance its character and charm throughout. The bright, thoughtfully designed interiors create a welcoming and spacious atmosphere, offering a superb turnkey family home. The property is currently operating successfully as a short term/ holiday let property, benefiting from its proximity to the wide range of outdoor pursuits and attractions that the Deeside area has to offer.





The generously proportioned double bedroom on the first floor is beautifully presented and enjoys a side facing window. A built-in wardrobe provides excellent storage. Ample space for an array of bedroom furniture.

Bedroom two is located on the first floor to the rear of the property and enjoys superb views. This well presented single bedroom is finished in neutral tones and features carpeted flooring.

The spacious family bathroom is attractively finished and fitted with a three piece suite comprising a WC, Chichester countertop washstand with ceramic basin, soft close drawer and storage cupboard, along with a large freestanding bath with central mixer shower taps. A side facing privacy window allows natural light.



The upper floor comprises two spacious double bedrooms, both with en-suite shower rooms. The landing also includes a storage cupboard and a separate cupboard housing the electrical equipment.

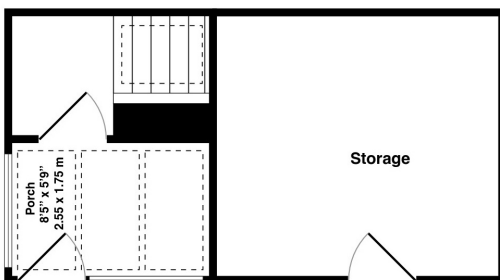
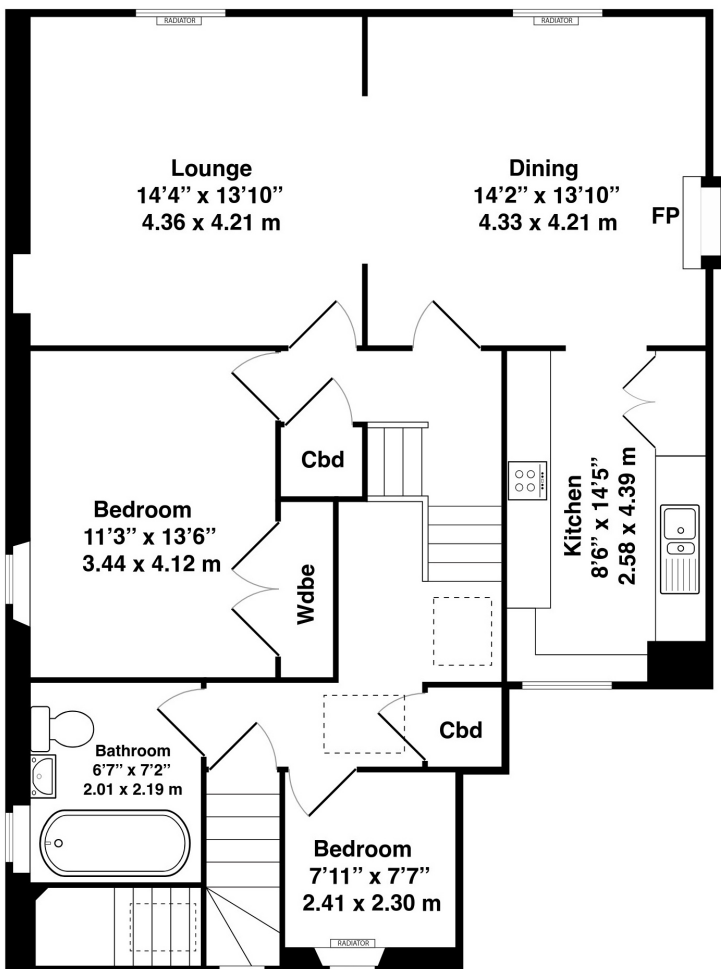
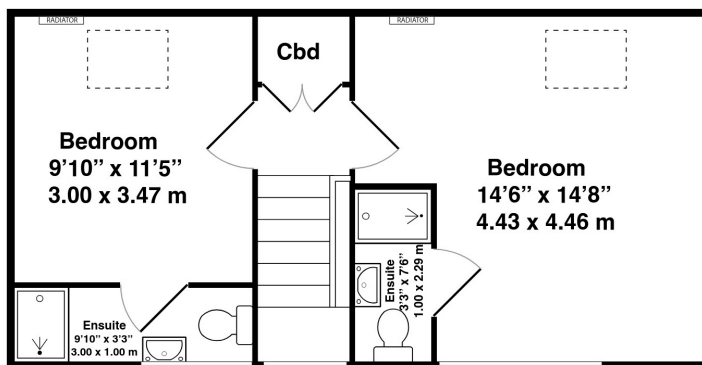
Bedroom three features Velux windows and laminate flooring, and an en-suite with a vanity wash hand basin, WC and shower cubicle. The en-suite enjoys views towards Craigendarroch Hill.

Bedroom four is a bright south facing double bedroom with views towards the Coyles of Muick. It also benefits from laminate flooring and an en-suite shower room, with attractive views towards Craigendarroch Hill.

The property is accessed via a private access lane to the side and benefits from low maintenance outdoor areas. To the rear, there is a dedicated space providing off-street parking.



- Oil Central Heating
- Double Glazing
- Mains Drainage
- Turnkey Condition
- Four Bedrooms
- Central 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.

Terms

Council Tax
Band E

EPC
Band D

Entry
By Arrangement

Viewing
Contact Solicitors
013397 55633

our services

- Sales
- Purchases
- Leasing
- Property Management
- Wills
- Powers of Attorney
- Estate Planning
- Executries
- Commercial
- Business
- Employment
- Debt Recovery
- Insolvency
- Shipping
- Marine

CARBON BALANCED PAPER
www.carbonbalancedpaper.com
CBP025715

produced by xtrc.com | 01224 878799