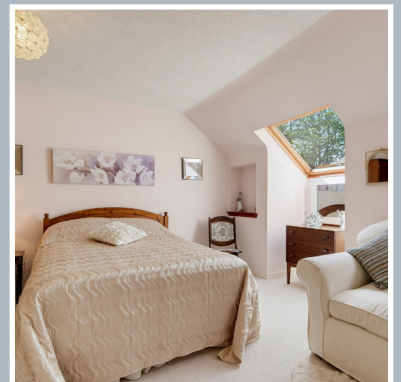




5 Darroch Court

Ballater, Aberdeenshire AB35 5RF



mackinnons
solicitors



The lounge is a bright and generously proportioned room, featuring a picture window overlooking the front garden, allowing plenty of natural light to flood the space. A charming focal point is the fireplace with marble hearth and a wooden surround, currently housing an electric fire.

The dining room is another spacious area providing ample room for formal dining furniture.

Leading from the dining room, the spacious conservatory overlooks the rear garden and benefits from privacy.

Located to the rear of the property, the dining kitchen enjoys pleasant views over the rear garden. The kitchen is fitted with a good selection of wall and base units and benefits from a built-in pantry with double doors. A partially glazed door gives access to the garden.

The fully tiled family bathroom is of ample proportions, fitted with a three piece suite.

Returning to the lounge, the open riser staircase rises to the first floor where the upper landing benefits from built-in bookshelves and houses the attic hatch.

The principal bedroom, a bright and airy room with a large picture window boasting views over the garden, benefits from a spacious en-suite bathroom.

Double bedroom two is another bright and spacious room with natural light flooding the room via the two Velux windows to the rear.

Located within a quiet residential cul-de-sac in the thriving and picturesque village of Ballater on Royal Deeside, this attractive three bedroom semi-detached home offers generous and versatile accommodation, enjoying an enviable corner plot with a secure, partially walled garden.

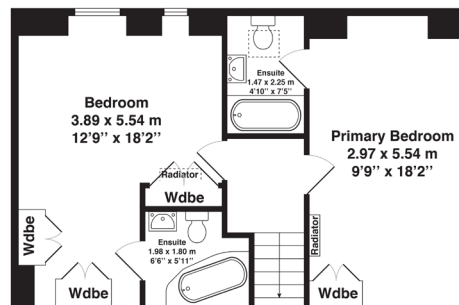
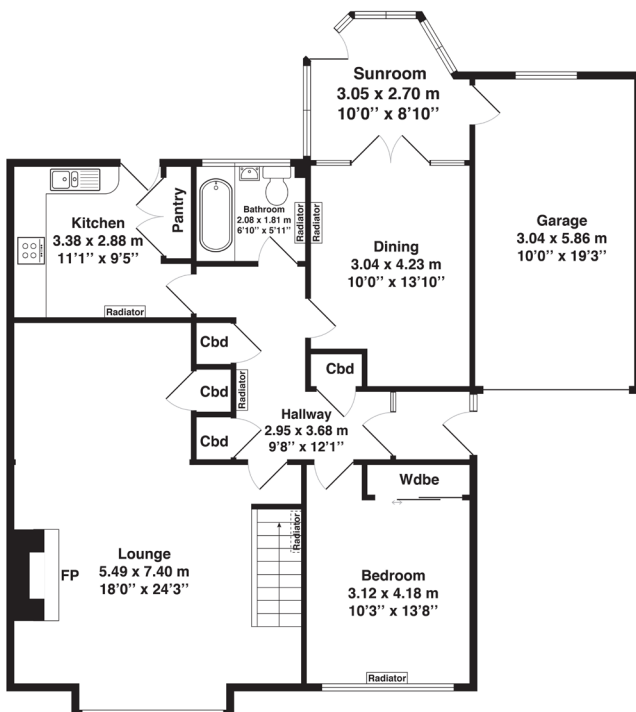
The property includes a spacious ground floor double bedroom, ideal for families, guests or single level living, while the upper floor features two further double bedrooms, both benefiting from en-suite facilities. Ideally situated close to Ballater's excellent amenities, this bright and spacious home offers a relaxed country lifestyle within a welcoming village community.

Enter the property to the welcoming vestibule, with a further glazed door leading into the bright and spacious L-shaped hallway.





- Ground Floor Double Bedroom
- Two Double Bedrooms with En-Suites
- Conservatory
- Secure Rear Garden
- Oil Central Heating
- Double Glazing



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

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