



7 St Andrews Terrace

Braemar, Aberdeenshire AB35 5VR



mackinnons
solicitors



From the vestibule, the spacious L-shaped hallway leads to the ground floor accommodation.

The lounge is a bright and inviting space, flooded with natural light from the patio doors, which open out to the garden and provide a lovely outlook over the front, with beautiful views extending beyond. The room's character is enhanced by the Morso multi-fuel wood burning stove, set on a slate hearth, creating an attractive focal point and a warm, cosy ambience.

The kitchen is well appointed with a good range of wall and base units, complemented by coordinating worktops and tiled splashbacks.

The kitchen is open plan to the sun room, creating a bright and sociable area ideal for everyday living and entertaining. A door leads directly out to the rear garden.

Bedroom three is a spacious ground floor bedroom.

The modern family bathroom is well appointed on the ground floor.

The rising staircase benefits from an abundance of natural light. The upper hallway further benefits from excellent storage, including useful eaves storage space.

Bedroom two is a spacious and well proportioned double bedroom.

The principal bedroom with views to the rear of the property provides ample space for freestanding furniture.

We are delighted to offer for sale this attractive three bedroom semi-detached dwelling house, situated in the highly desirable Deeside village of Braemar.

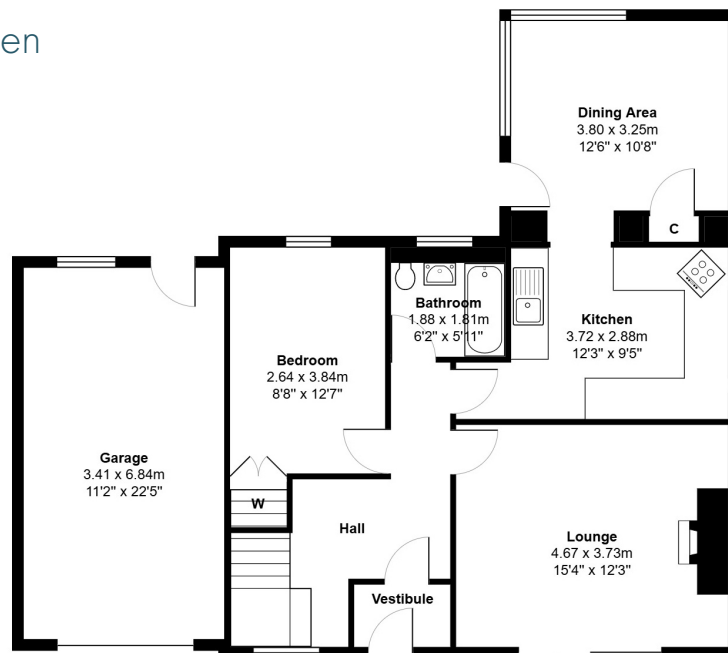
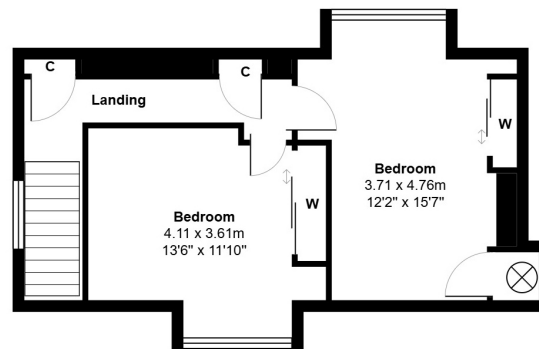
The property offers well proportioned accommodation over two floors, comprising a spacious lounge with wood burning stove, modern kitchen with adjoining sun room overlooking the rear, three double bedrooms and a family bathroom. Externally, the property is further enhanced by a single garage and attractive gardens to the front and rear.

Enter the property via the uPVC door with decorative obscured glass, allowing plenty of natural light into the vestibule.





- Oil Central Heating
- Double Glazing
- Mains Drainage
- Single Garage
- Enclosed Rear Garden
- Off Street Parking



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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