



# 6a Bridge Street

Ballater, Aberdeenshire AB35 5QP



**mackinnons**  
solicitors



Accessed via a partially glazed solid timber door, the entrance leads into a bright communal hallway with secure entry system and sensor lighting. There is a shared understair meter cupboard and an external door providing access to the rear communal garden. A sweeping carpeted staircase leads to the upper floors, with a large skylight on the top landing providing excellent natural light.

The exclusive ground floor storage/study/workroom features a window overlooking the rear garden.

The property is accessed via a solid timber door, opening into a hallway with downlights, smoke alarm, radiator, electrical sockets and a security entry phone.

This impressive and inviting open plan living space is flooded with natural light from two large front facing windows and an additional side window, while high ceilings, elegant cornicing and deep skirtings add to its sense of character and charm.

The dining kitchen features modern wall and base units with co-ordinating worktops and a range of integrated appliances including a Lamona electric oven and hob with stainless steel chimney style extractor. There is also a washing machine, fridge and integrated waste and recycling bins.

Generously proportioned, the double bedroom enjoys a peaceful outlook over the rear garden and surrounding countryside.

The modern shower room is fitted with a white three piece suite. A side facing window offers ventilation and views towards Craig Coilleach.

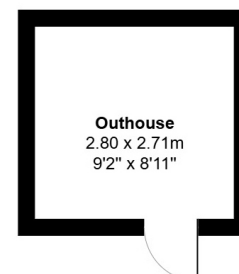
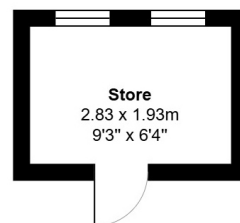
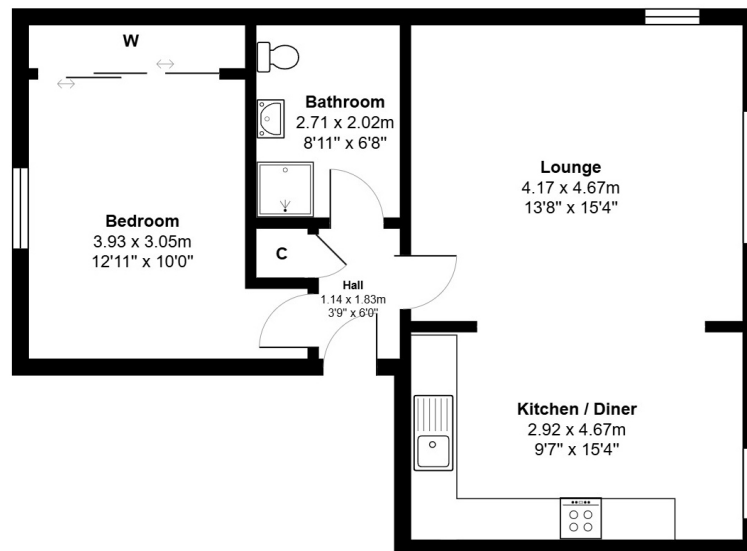
We are delighted to bring to the market this charming one bedroom first floor flat, forming part of a traditional granite townhouse in the picturesque village of Ballater on Royal Deeside.

The property retains a wealth of original features, including a sweeping staircase and banister, high ceilings, ornate coving, deep skirtings and an open ornate fireplace in the lounge, creating a beautiful focal point. Tastefully presented in neutral tones, the accommodation combines period character with modern touches. The property also benefits from a large, exclusive ground floor storage/study/workroom, together with a private outdoor storage shed, ideal for bikes and other outdoor equipment. Heating is provided by Elnur Gabarrón Eco fully programmable electric radiators.





- Electric Heating
- Mains Drainage
- Shared Tranquil Garden
- Exclusive Storage/ Study/Workroom



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 B

**EPC**  
Band F

**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  
CBP028718

produced by xtrci.com | 01224 878799