



46_B Braemar Road

Ballater, Aberdeenshire AB35 5RQ



mackinnons
solicitors



Enter the property through a welcoming vestibule, finished with attractive oak flooring and providing access to the cloakroom/WC and main hallway.

The hallway provides access to the main living areas and features continuing oak flooring, with a useful understair storage cupboard housing the boiler.

The spacious lounge features dual aspect windows, flooding the room with natural light, while offering ample space to incorporate a dining area if desired. The room is finished with elegant oak flooring and recessed down-lighting.

Beautifully presented, the kitchen/family room features a contemporary kitchen fitted with sleek white high gloss units, complemented by black roll-top work surfaces. Integrated appliances include a hob with stainless steel extractor canopy, oven, dishwasher, fridge/freezer and microwave. Open plan to the family room, the space benefits from French doors opening onto a side facing patio, creating a seamless connection between the indoor and outdoor living areas.

Enjoying views towards the hills through south westerly dual aspect windows, this bright and spacious master bedroom offers ample room for a range of free-standing furniture. The en-suite is finished with tiling to dado height and comprises a two piece suite and a fully tiled double shower enclosure, complemented by a heated towel rail.

A carpeted staircase rises to the upper hall and the remaining accommodation.

Occupying an elevated position on the edge of the picturesque village of Ballater, this beautiful four bedroom detached home enjoys stunning views over the surrounding countryside and offers bright, modern accommodation with a striking granite exterior.

Predominantly constructed in granite stonework and finished with a natural slate roof, timber framed windows and doors, the property has been designed with modern family living in mind. A neutral colour scheme, oak flooring and recessed down-lighting create a fresh and contemporary feel throughout. The property further benefits from LPG heating and double glazing, together with a detached garage and parking for two cars, accessed via a shared driveway with one neighbouring property.





Bedroom two is of generous proportions with a fitted carpet, feature front facing window and space to accommodate free-standing furniture.

Bedroom three enjoys a bright south facing aspect and is a well proportioned double bedroom. The room is finished with a neutral carpet and provides ample space for a range of free-standing furniture.

Bedroom four is also front facing, with ample space for a range of free-standing furniture.

The family bathroom features fully aqua panelled walls and a contemporary white three piece suite comprising a bath with shower over, wash hand basin and WC. A heated towel rail provides added comfort, while tiled flooring completes the room.



The property benefits from attractive and versatile outdoor space, with a recently landscaped front garden incorporating established shrubs and planting along a gentle slope, adding greenery and character to the setting.

A patio area to the front and a further patio to the side provide excellent outdoor seating areas, with the side patio enjoying direct access from the kitchen through French doors, making it ideal for al fresco dining and entertaining.

A grassed area extends to the side of the property, offering additional outdoor space. The property also benefits from a single detached garage with parking for two cars.



- LPG Central Heating
- Double Glazing
- Mains Drainage
- Four Double Bedrooms
- Detached Single Garage
- Elevated Position

Terms

Council Tax
Band G

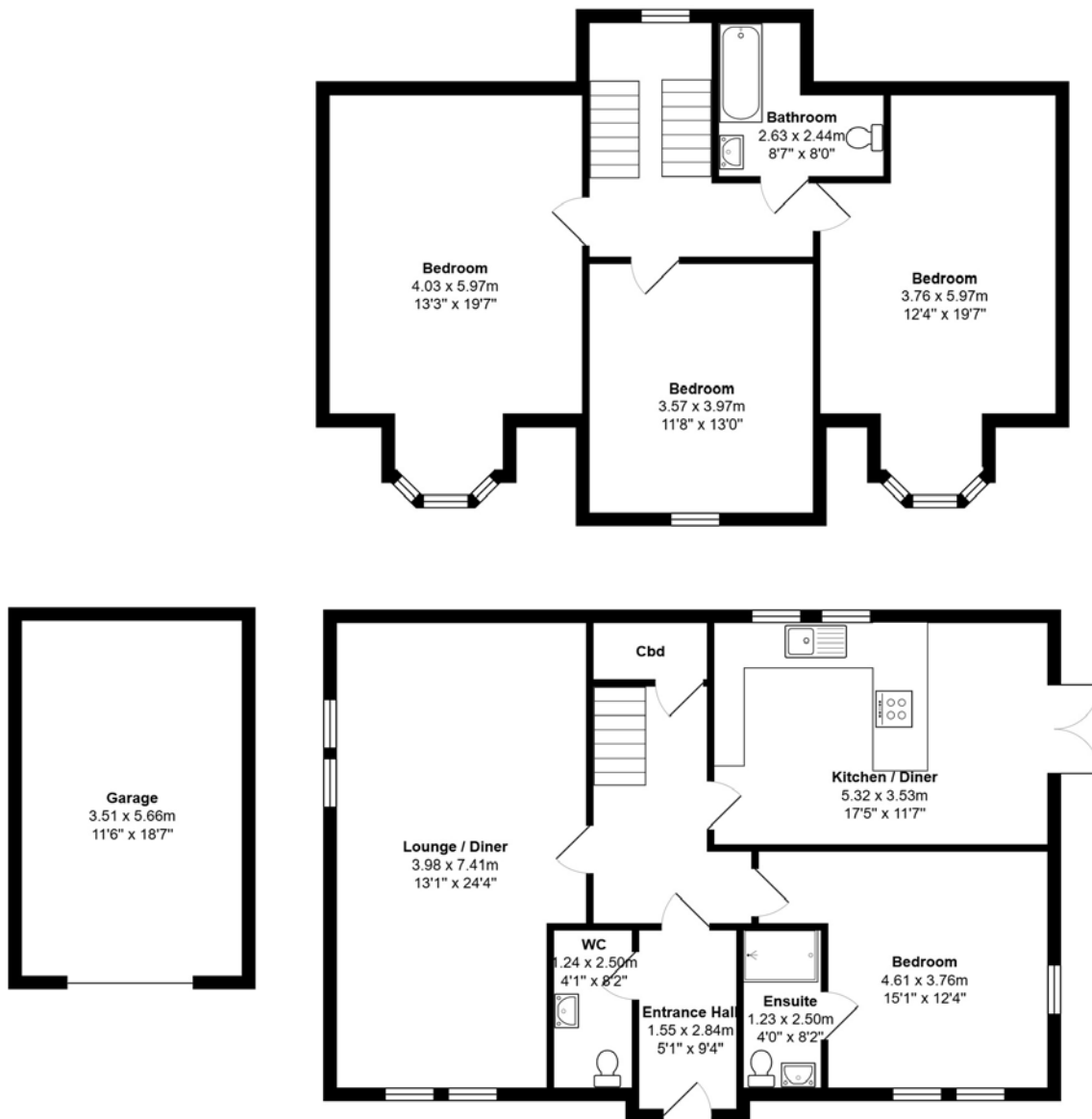
EPC
Band D

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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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