



Sunnybrae Cottage

Glenbuchat, Strathdon, Aberdeenshire AB36 8TS



mackinnons
solicitors



A charming walled garden with a gated entrance, framed by a delightful archway, welcomes you to the property. A paved pathway leads to the timber front door with glass panels, opening into a characterful vestibule.

The inner hallway provides access to the accommodation, with a wooden staircase rising to the upper floor. A deep storage cupboard is thoughtfully positioned beneath the staircase.

The welcoming lounge is a light filled and comfortable reception room, with natural light flooding in through a picture window to the front. A particular focal point is the ornate dual fuel stove, set upon a slate hearth.

Open plan with the kitchen is the welcoming family room and dining area, creating a wonderful sociable space. The family area has a particularly cosy ambience, enhanced by an ornate dual fuel stove set upon a slate hearth.

Flowing seamlessly from the dining area, the well appointed kitchen with a picture window overlooks the rear garden.

The family bathroom is fitted with a four piece white suite.

On the upper floor, the principal bedroom enjoys a breathtaking outlook over the front garden and surrounding countryside.

The comfortable and versatile second bedroom, provides an ideal space for family or guests.

The fully enclosed garden boasts a spacious log cabin and is predominantly laid to lawn, complemented by an array of mature trees and colourful bedding plants. High hedging to the front, together with fencing to the rear and side, provides a good degree of privacy.

Set amidst the beautiful rural landscape of the sought after Glenbuchat area, within the Cairngorms Nation Park, Sunnybrae Cottage is a charming traditional granite cottage offering a delightful blend of character, comfort and countryside living.

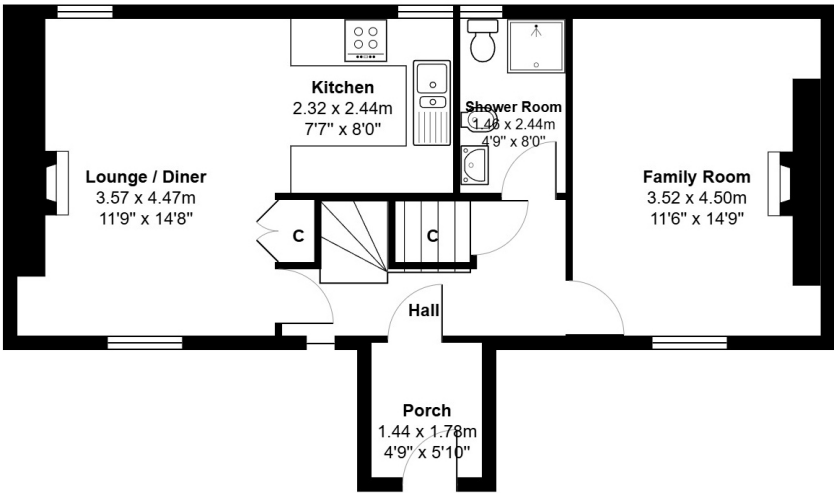
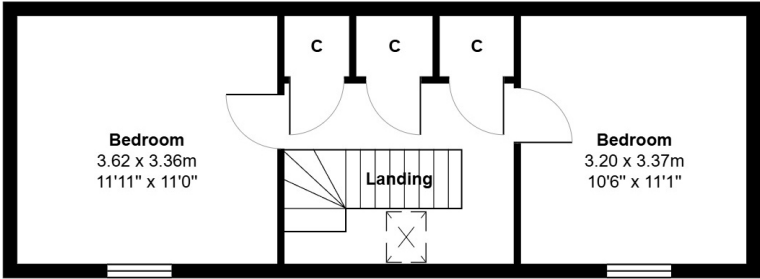
This attractive two bedroom, two public room home retains many original features.

The cottage, enjoys a wonderful position surrounded by open countryside, with spectacular views across the rolling landscape, providing a truly peaceful setting in which to enjoy the best of rural Aberdeenshire.





- Idyllic Country Location
 - Double Glazing
 - Electric Storage Heating
 - Two Wood Burning Stoves
 - Private Drainage
 - Septic Tank
 - What3words
- [///warns.marathons.dripping](https://www.warns.marathons.dripping)



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 D

EPC

Band E

Entry

By Arrangement

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