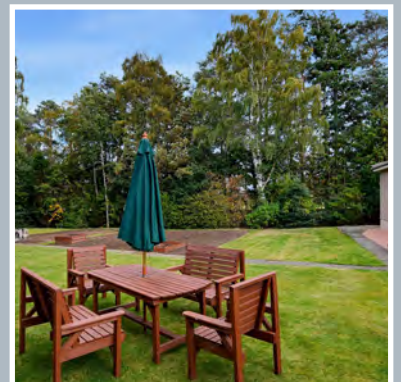




Lagavulin

Monaltrie Avenue, Ballater, Aberdeenshire AB35 5RX



mackinnons
solicitors



A sweeping, gated tarmac driveway, bordered by decorative planting, provides ample parking and convenient access to the main entrance. Entry is gained through a partially glazed wooden door into the vestibule, which provides access to the fifth bedroom/home office.

Leading from the vestibule, a further partially glazed door opens into the welcoming hallway.

The well proportioned principal bedroom is a bright and inviting room, with natural light flooding in through the dual aspect windows. Built-in wardrobes provide excellent hanging and shelving facilities. The en-suite shower room is fitted with a three piece white suite.

The spacious utility room provides excellent practical space and storage.

Located to the side is the welcoming sun room.

Bright and spacious, double bedrooms two and three offer excellent space for free-standing bedroom furniture.

A passageway from the inner hall leads through to the annex, while a secure external entrance is located to the side of the property providing independent access.

Returning to the hall, an open tread staircase, fitted with carpeting, leads to the upper floor accommodation. A built-in airing cupboard, housing the hot water tank, provides useful additional storage.

A rare opportunity has arisen to acquire Lagavulin, a truly unique five bedroom, five public room family home, thoughtfully designed and built by the present owners. Ideally positioned within the highly sought after village of Ballater, in the heart of Royal Deeside. The property offers substantial and exceptionally versatile accommodation, set within generous grounds and complemented by a range of outdoor sheds and two carports.

Another notable feature is the one bedroom annex, positioned to the side and rear of the property. This versatile area comprises a lounge, dining room, shower room, utility room and storeroom currently integrated to the main house. The layout could readily be reinstated to provide self-contained accommodation, offering excellent potential for independent living, extended family accommodation or guest use. This area comes complete with a designated car port.





The generously proportioned lounge is naturally illuminated by the triple aspect windows and patio door, whilst creating a bright and inviting space that is equally suited to entertaining and relaxing. The patio door opens on to a decking area, providing an excellent space for outdoor enjoyment. Given its elevated position, the installation of secure safety railings is recommended. A striking focal point is the impressive inglenook fireplace.

Enjoying a dual aspect to the rear and side of the property, the bright and airy dining room provides an ideal setting for both formal entertaining and family gatherings. The room is finished with carpeting and a central pendant light fitting. A substantial walk-in storage cupboard houses a deep freezer and the attic hatch.



The open plan dining kitchen and family room is presented in a neutral palette, creating a warm and welcoming space. The kitchen, fitted by Drumoak Kitchens, features an attractive range of cream base units complemented by ample wood effect work surfaces, incorporating an electric hob, a 1.5 bowl stainless steel sink and drainer, positioned beneath a picture window overlooking the side garden. A co-ordinating unit houses an integrated electric double oven, with useful storage cupboards. An under the counter fridge, dishwasher and wood effect laminate flooring completes the well appointed and practical kitchen. The adjoining family room provides a comfortable space for relaxing and informal dining.

Completing the accommodation is the well positioned cloakroom with two piece white suite.



-
- Store
3.05 x 2.60 m
10'0" x 8'6"
- Store
5.24 x 2.60 m
17'2" x 8'6"
- Store
3.26 x 2.60 m
10'8" x 8'6"
- Store
2.42 x 3.70 m
8'0" x 12'2"
- Carport
5.65 x 4.00 m
18'7" x 13'0"
- (Not In Position)

