



Braichlie Cottage, Braichlie Road, Ballater,  
Aberdeenshire AB35 5PW

Offers over £225,000

TWO BEDROOM DETACHED BUNGALOW WITH ENCLOSED EASILY MAINTAINED  
GARDEN

Stronachs

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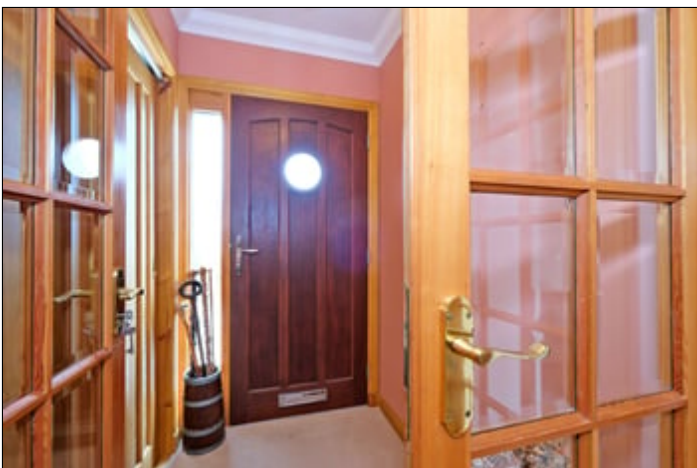
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Viewing: Contact Selling Agents on 01224 626100

We are pleased to offer for sale this TWO BEDROOM DETACHED BUNGALOW, located in the popular Deeside town of Ballater. Benefiting from electric heating and full double glazing, the accommodation comprises: Entrance Vestibule; Inner Hall; Lounge with twin windows to front; Dining Kitchen to rear; two Double Bedrooms and Bathroom. The surrounding gardens are designed for ease of maintenance and offer a great deal of privacy to the rear.

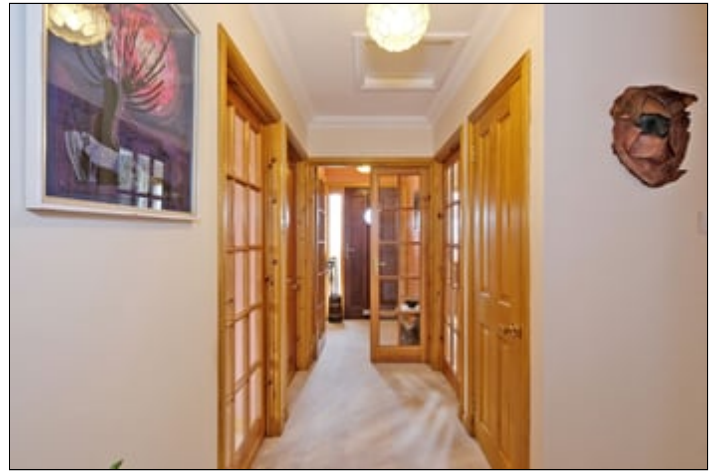
Ballater is located in Royal Deeside, approximately 40 miles from Aberdeen, within easy commuting distance of Westhill, Kingswells and beyond. There are number of unique shops, hotels, restaurants and other facilities in the village including a Health centre, Primary School and swimming pool and leisure facilities at the Craighendarroch Hilton Country Resort. Secondary education is available in nearby Aboyne Academy. There is an excellent 18 hole golf course in the village and a number of outdoor pursuits available, including mountain biking, horse riding, fishing, shooting, gliding and ski-ing at Glenshee and the Lecht. The village is renowned for its annual Highland Games known as the “Friendly Highland Games” along with other annual events such as Ballater Victoria Week and Ballater Walking Week.

## VESTIBULE



Entered via upvc door with decorative glazed porthole. A double wardrobe with shelved and coathooks houses the utility meters. Ceiling light fitting. Part glazed Georgian style door with glazed side panels leads to the Inner Hall.

## INNER HALL



Welcoming L shaped Hall with ceiling light fitting and wall mounted heater. Ceiling and wall light. Airing cupboard.

## LOUNGE 14' 8" X 13' 4" (4.47M X 4.06M)



Good-sized Lounge with twin windows to the front ensuring the room is flooded with natural light. Ceiling and wall light fittings. Electric coal effect fire with recesses flanking either side of the chimney breast. Wall mounted heater. Television and telephone points.

### BEDROOM 1 12' 3" X 9' 7" (3.73M X 2.92M)



Double Bedroom with window overlooking the rear garden, benefiting from double built-in wardrobe allowing hanging and shelf storage, with sliding doors. Ceiling light fitting and wall mounted heater.

### BATHROOM 6' 3" X 6' 0" (1.91M X 1.83M)



Fitted with a three piece suite comprising wash hand basin, toilet pedestal and bath. Mostly aqua panelled, there is a window to rear, ceiling light fitting and heated towel rail.

## DINING KITCHEN 12' 8" X 11' 6" (3.86M X 3.51M)



Accessed via Georgian style glazed door from the Inner Hall, the Kitchen is fitted with a range of wall and base mounted units with complementing work surfaces. Sink below window to rear. The integrated appliances include oven, gas hob, extractor hood and fridge/freezer. Space for washing machine. Ceiling light fitting and downlighters. Electric heater.

## BEDROOM 2 11' 6" X 10' 6" (3.51M X 3.20M)



Situated to the front of the property, with built-in double wardrobe allowing hanging and shelf storage, with sliding doors. Ceiling light fitting and electric heater.

## EXTERNAL



The surrounding gardens are laid with gravel chips for ease of maintenance. There is a sizeable shed to the rear which is to remain. External water tap.

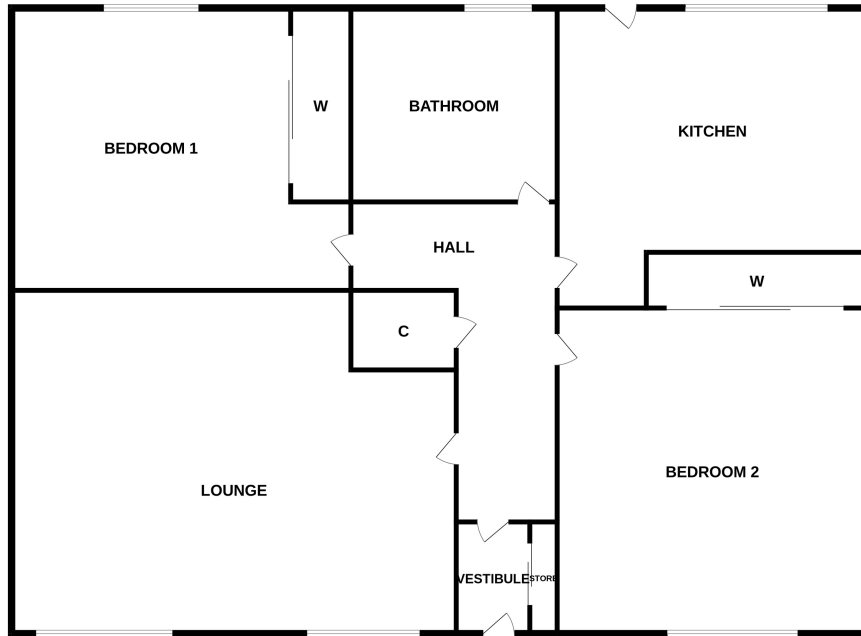
## EXTRAS

All carpets, curtains, blinds and light fittings are included in the sale together with the integrated appliances in the Kitchen and the usual fixtures and fittings in the Bathroom. The garden shed is to remain.

**COUNCIL TAX BAND - E**

**EPC BANDING - F**

# BRAICHLIE COTTAGE



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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