



4 Braichlie Road, Ballater, Aberdeenshire AB35
5RT

Offers over £200,000

THREE BEDROOM SEMI DETACHED DWELLINGHOUSE WITH GARAGE AND ENCLOSED
GARDEN AREA

Stronachs

4 Braichlie Road, Ballater, Aberdeenshire AB35 5RT

Offers over £200,000

Viewing: Contact Selling Agents on 01224 626100

We are pleased to bring to the market this THREE BEDROOM SEMI DETACHED DWELLINGHOUSE, on two floors, in the ever popular Deeside town of Ballater. Benefitting from oil fired central heating and double glazing, the accommodation comprises, on the ground floor: Entrance Vestibule; spacious Lounge with part glazed door to enclosed and easily maintained garden; Kitchen/Dining Room; Bathroom; and Bedroom. There are two further Bedrooms on the upper floor. A Single Garage is located to the rear of the property. This would be an ideal starter home or holiday let for those interested in having a second home.

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.

ENTRANCE VESTIBULE



Accessed via wooden door to front with glazed section, the vestibule is laid with laminate and has carpeted stairs leading to the upper floor Bedrooms. Understairs storage cupboard. Ceiling light fitting.

LOUNGE 15' 5" X 10' 6" (4.70M X 3.20M)



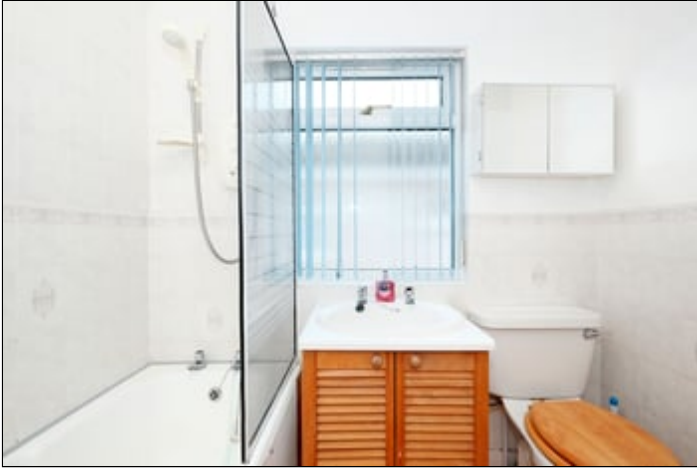
Welcoming Lounge with large picture to the front allowing natural light, and additional glazed door to the rear leading to the enclosed garden. The light and airy Lounge has a recessed open stone fireplace housing multi fuel stove . Ceiling light fitting, central heating radiator and television point. Door to Kitchen/Diner.

KITCHEN/DINER 19' 2" X 7' 2" (5.84M X 2.18M)



A useful extension to the side of the property, with picture window to side and additional part glazed stable door allowing access to the lane and in turn the Garage. The Kitchen is fitted with a range of wall and base units with complementing work surfaces and sink and drainer below the side window. There is space for dishwasher, washing machine and fridge/freezer. The integrated oven, hob and hood are included in the sale. Eyeball ceiling spotlights and additional ceiling light fitting. Space for dining table and chairs. Additional window overlooking the private garden. Cupboard housing boiler system. Matwell. Door to Bathroom.

BATHROOM 7' 0" X 6' 0" (2.13M X 1.83M)



Mostly tiled and fitted with a three piece suite comprising wash hand basin in vanity, toilet pedestal and bath with shower over. Recessed cupboard. Ceiling light fitting and central heating radiator. Window to side.

BEDROOM 3 10' 4" X 6' 4" (3.15M X 1.93M)



Accessed from the Vestibule and overlooking the enclosed garden to the rear. Ceiling light fitting and central heating radiator.

UPPER FLOOR



Carpeted stairs lead from the Vestibule to the upper floor landing. A velux window allows natural light over the stair case. Hatch to small Loft space. Central heating radiator and meter cupboard. Wall light.

BEDROOM 1 15' 3" X 8' 0" (4.65M X 2.44M)



Double Bedroom with window to front allowing natural light. Ceiling light fitting, central heating radiator and television point.

BEDROOM 2 9' 0" X 7' 7" (2.74M X 2.31M)



Benefiting from a velux window to the rear, this twin Bedroom has a ceiling light fitting and central heating radiator.

EXTERNAL



There is an enclosed and private, easily maintained garden to the rear of the property, accessed via part glazed door from the Lounge. There is ample room for garden furniture and the oil tank is located here. The GARAGE to the rear also has pedestrian access from the garden, and up and over door to the rear lane.

EXTRAS

All carpets, curtains, blinds and light fittings are included in the sale, together with the usual fixtures and fittings in the Bathroom and the integrated appliances in the Kitchen.

COUNCIL TAX BAND - C

EPC BANDING -



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

28 Albyn Place
Aberdeen
AB10 1YL

Tel: 01224 626100
Fax: 01224 845900

Email:
Info.property@stronachs.com
Web: www.stronachs.com

Stronachs