



Gairnbank Cottage

Bridge of Gairn, Ballater AB35 5UA



mackinnons
solicitors



Enter Gairnbank Cottage through the gated driveway to the welcoming hallway providing access to all the accommodation. A carpeted staircase rises to the upper floor.

The bright and spacious lounge located to the front is flooded with natural light via the dual aspect windows complete with original wooden shutters. Another feature of the room is the wood burning stove set on a stone hearth and wooden surround with a shelved alcove and storage cupboard above, to the side. The room also benefits from coving and two upright radiators.

Located to the rear of the property is the spacious dining kitchen offering ample white wall and base units with coordinating work surface and tiled splashback incorporating a stainless-steel sink and drainer with picture window above overlooking the rear garden. The room provides ample space for a dining table and chairs and terracotta floor tiles. A door provides access to the utility room.

The utility room houses the washing machine, space for a tumble dryer and the UV water filter. This area also offers additional storage and a door leading to the rear garden.

The sweeping staircase rises to the upper hallway complete with an open storage/display area under the picture Velux window overlooking the front. This area also houses the attic hatch.

A rare opportunity has arisen to purchase this delightful four bedroom semi-detached granite dwellinghouse offering a perfect blend of traditional character and modern comforts. Gairnbank Cottage combines rural tranquillity with the convenience of close proximity to the local amenities of Ballater, whilst boasting beautiful views towards Lochnagar and the surrounding landscape.

Set within a large, beautifully maintained garden, featuring a greenhouse and shed, providing ample opportunities for gardening enthusiasts. A double garage with an attached workshop offers extensive storage and workspace.





Of generous proportions, the principal bedroom to the front is a bright room offering ample space for free standing furniture. The bay window overlooking the front, allows natural sunlight to fill the room.

A well proportioned family bathroom is ideally situated on the upper floor complete with a three piece white suite comprising a wash hand basin set within a vanity unit providing storage, vanity mirror and shelving above with downlighters and a wood panelled wall. WC and a bath with overhead shower, tiled splashback and shower glass. Chrome ladder style radiator, parquet effect flooring and a double frosted window to the rear.

Bedroom four is another ample sized double bedroom currently utilised as a twin bedroom with work area. The bay window overlooks the front of the property.

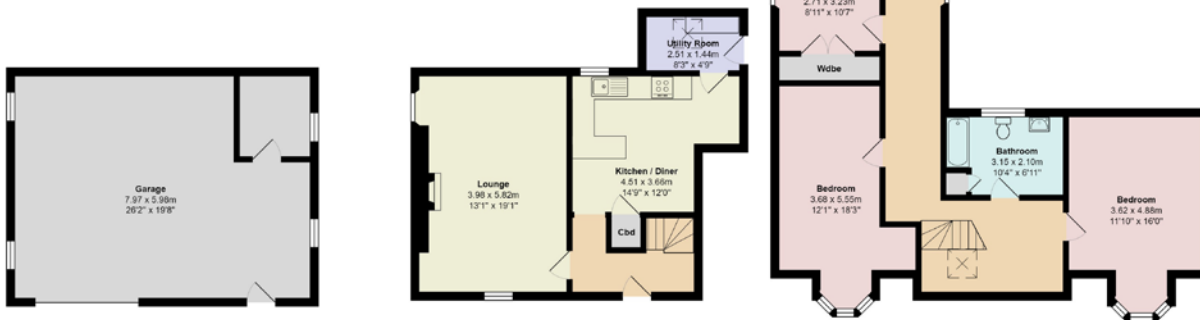


Bedrooms one and two are spacious double bedrooms overlooking the side of the property with built-in double wardrobes offering hanging space and shelving and ample space for free-standing furniture.

Off street parking is available for several cars within the gated area to the front. The secure beautifully landscaped garden to the rear is flooded with an array of mature trees, shrubs and seasonal flowers which offer a spectacular display of colour. This area offers striking views across the surrounding landscape. There are gravelled areas to the rear of the house ideal for relaxing or enjoying alfresco dining. The garden comes complete with a greenhouse, garden shed and boasts an attached double garage with a spacious work room. The oil tank and boiler are located in the rear garden.



- Four Double Bedrooms
- Spacious Country Living
- Oil Central Heating
- Private Drainage and Water
- Spectacular Views
- Double Garage with Workshop
- Private Secure Rear Garden



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