



34 Hawthorn Place

Ballater, AB35 5PH





The bright and airy lounge receives an abundance of natural light from the large picture window with deep windowsill overlooking the front of the property. The lounge boasts an open coal fire set within an attractive mahogany surround and tiled hearth, creating a warm and inviting atmosphere, perfect for cosy evenings.

The kitchen is fitted with an excellent range of modern wall and base units with cream polished doors, black worktops and co-ordinating splash backs. Induction hob with chrome hood and extractor fan. Integrated dishwasher with space for a washing machine. Laminate flooring. Large storage cupboard. Window overlooking the rear.

A well-appointed double bedroom with large window overlooking the front garden. Presented in neutral colours and has ample room for stand alone furniture.

The modern family shower room fitted with a three-piece white suite comprising of a large walk-in shower with aqua panelling, WC and wash hand basin. Privacy window to the rear. Laminate flooring.

The bright dining area leads to conservatory through French doors. A wooden carpeted staircase rises to the first floor.

A superb addition to the family home is the conservatory, bathed in natural light overlooking the rear garden and surrounding hills. Wooden flooring benefiting from underfloor heating. TV satellite point.

We are delighted to offer for sale this spacious three bedroom semi-detached dwelling house in the picturesque village of Ballater on Royal Deeside. The property is situated in a quiet residential area, just a short distance from the village centre, providing easy access to local amenities while enjoying tranquil surroundings. Offering spacious family accommodation and set within well maintained grounds, the property is tastefully decorated in neutral tones throughout and is serviced by oil central heating and double glazing.

Enter the property via a hardwood exterior door with glazed side panel into an L-shaped hallway, providing access to all accommodation. Cupboard housing the electrics whilst offering valuable storage facilities. A further built-in cupboard with ample shelved storage.





The upper hall receives an abundance of natural light from the Velux window and would make an ideal office area, ideal for those working from home or needing additional study space. Walk-in storage cupboard giving access to the eaves and into the roof space. Fitted carpet.

Bedroom two overlooks the front of the property and has ample space for free-standing furniture. Velux window with blackout blind. Fitted carpet.

The principal bedroom is bright and spacious and has ample room for free-standing furniture. Velux window complete with black-out blind overlooking the front of the property. Fitted carpet.

Attractive, modern shower room with large fully tiled shower cubicle, wash hand basin with mixer tap and WC. Chrome heated towel rail. Velux window with blind. Large mirror and ambient lighting.



Outside

Fully enclosed rear garden boasting high level timber fencing with raised decking. Large, paved patio area to the side of the conservatory with ground lighting offering a peaceful retreat for relaxing and entertaining. Two large storage sheds. Discreet oil tank and rotary drying facility. Attractive open front garden mainly laid to lawn with a flower bed. Tarrd driveway.

Fixtures and fittings

The curtains, light fittings and white goods excluding the washing machine are to be included in the sale. The garden sheds will remain.



- Oil Central Heating
- Double Glazing
- Mains Drainage

- Enclosed Rear Garden
- Quiet Residential Area

Terms

Council Tax
Band C

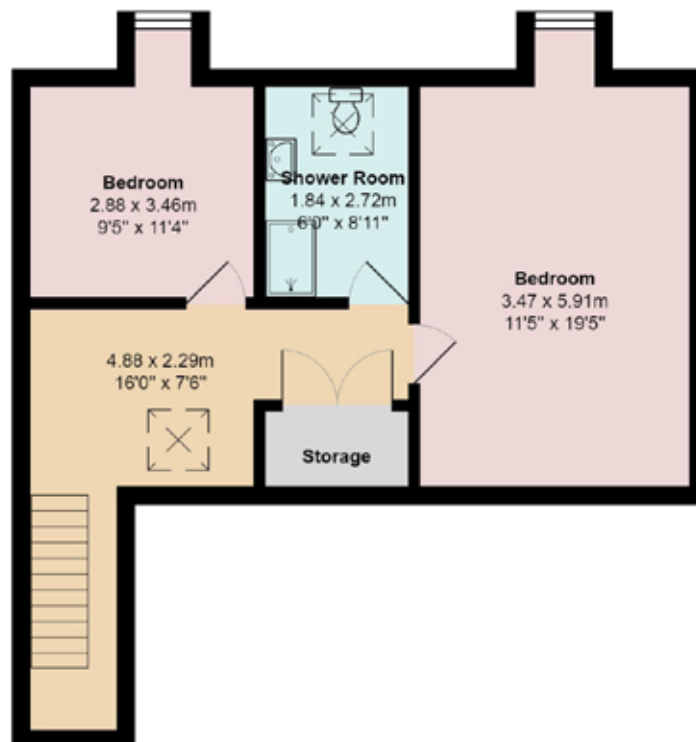
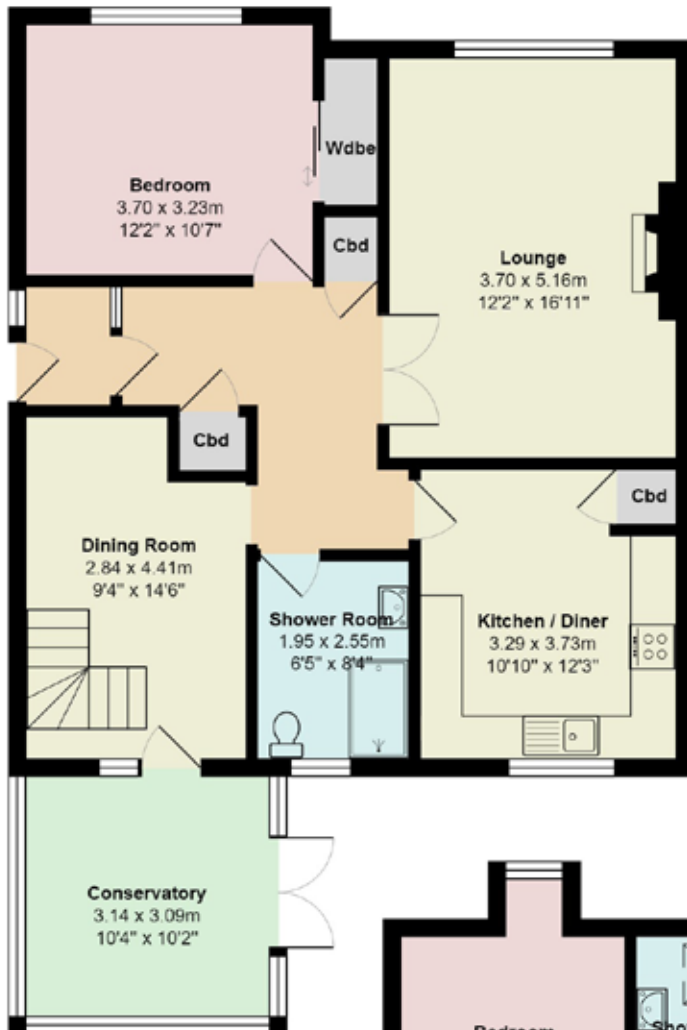
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These particulars are intended to give a fair representation of the property and whilst every care has been taken in their compilation they are not guaranteed and do not form part of any contract. Areas, measurements and distances are given only as a guide and any plans are for identification only and are not to scale.

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