



6

Craigview Road

Ballater, AB35 5PD



mackinnons
solicitors



Enter via the partially glazed front door into the central hall with carpeted staircase rising to the first floor. Karndean flooring.

A useful ground floor cloakroom with two-piece suite comprising a WC and wash hand basin set within a vanity unit and tiled splash back. Privacy glazed window to the front.

The lounge is a warm and comfortable room with large window overlooking the front allowing natural sunlight to stream through. Decorated in fresh, neutral décor with plenty of space available for large items of free-standing furniture. Large partially shelved storage cupboard housing the electrics. Door leads through to the kitchen/dining room.

A particularly well appointed and spacious dining kitchen with an extensive range of modern base and wall units, with contrasting worktops and splashback tiling. Ample space for a dining table and chairs or small sofa making this the perfect space for both family dining and entertaining. Freestanding washing machine, tumble dryer and electric Belling double oven. 1 ½ stainless steel sink with mixer tap. A useful breakfast bar provides space for casual dining. Light oak laminate flooring and large window overlooking the rear garden.

Leading from the kitchen through a half-glazed door into the beautiful sunroom. Of neutral décor and featuring deep display sills with door giving access to the rear garden. The sunroom is an excellent further public room for the whole family to enjoy.

We are pleased to offer for sale this most attractive two-bedroom family dwelling house set in a quiet cul-de-sac in the popular and picturesque village of Ballater.

Offering spacious family accommodation, set within well maintained grounds, the property enjoys the comforts of oil central heating and double glazing. There is a good-sized fully enclosed garden to the rear and a smaller landscaped garden to the front with a driveway for off-street parking.





A carpeted stairway rises to the first-floor landing. Large partially shelved linen cupboard housing the hot water tank. Hatch to partially floored attic which is accessed by a fitted ladder.

The spacious principal bedroom with large window to the front, offers generously sized built-in wardrobe with shelves and hanging rail. Ample space for free-standing furniture.

Bedroom two with large window to the rear. Large built-in wardrobe with shelves and hanging space providing excellent storage.

A spacious, attractive shower room fitted with a three-piece white suite comprising a large shower enclosure with aqua panelling, wash hand basin and WC. Tiling to dado height. Vinyl Flooring. Opaque window to the rear. Extractor fan and heated towel rail.



The property is situated within well maintained garden grounds. A driveway provides off-street parking with double gates leading to the rear. A paved pathway leads to the entrance door, which is lined with decorative borders incorporating small trees, shrubs and seasonal flowers. The fully enclosed rear garden is bordered by high level timber fencing which provides a great deal of privacy. Mainly laid to lawn, a paved patio provides a sheltered seating area ideal for alfresco dining. Two wooden storage sheds. Oil storage tank.

Fixtures and fittings

All fitted floor coverings, curtains, blinds, light fittings and white goods excluding the fridge freezer are to be included in the sale. Other items may be available by separate negation.



- Oil Central Heating
- Double Glazing
- Mains Drainage

- Two Double Bedrooms
- Enclosed Rear Garden

Terms

Council Tax
Band D

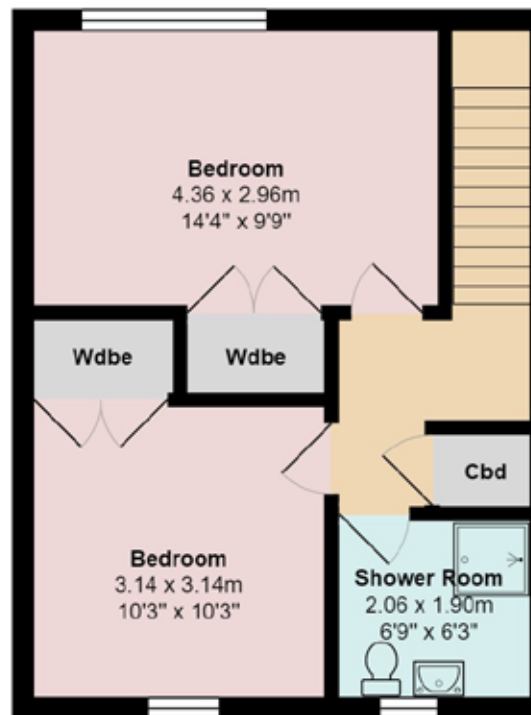
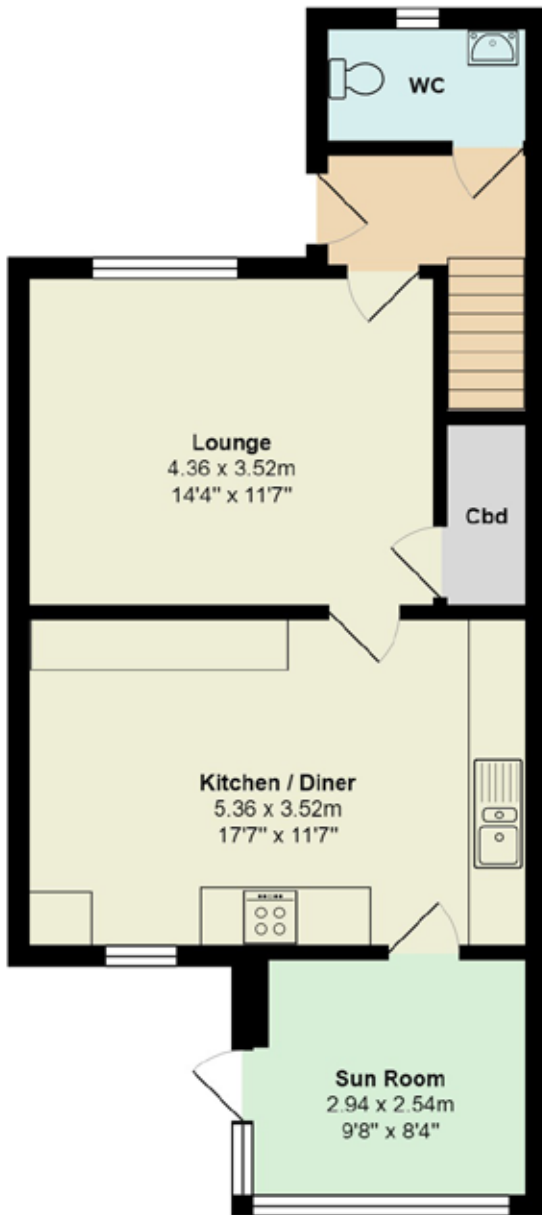
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By Arrangement

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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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