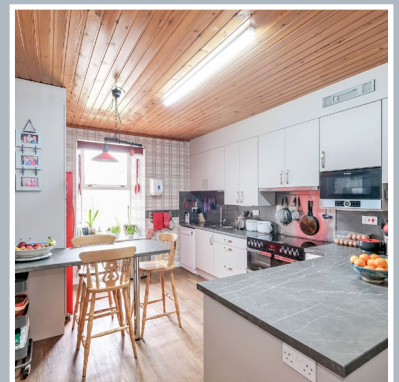




Creag Meggan

Bridge of Gairn, Ballater, Aberdeenshire AB35 5UD



mackinnons
solicitors



A particular focal point is the impressive lounge with original wooden flooring, high ceiling, decorative cornicing, imposing fireplace housing an open fire, and dual aspect bay windows with French doors leading to the substantial rear garden. Located to the rear of the property, the recently refurbished kitchen offers ample storage and dining facilities. The property enjoys natural sunlight throughout and offers an abundance of built-in storage, complete with a double garage, twin outdoor shed and spacious cabin with lighting and power throughout and water supply at the far end. Viewing of this substantial property is highly recommended, to truly appreciate the spacious and versatile accommodation on offer.

Enter Creag Meggan through a glass panelled door, to a welcoming hallway with impressive sweeping staircase rising to the upper floor. The impressive lounge with large bay windows overlooking the front and side of the property with French doors leading to the enclosed garden. The imposing fireplace with marble facing and oak surround set on a marble hearth housing an open fire. Solid wood flooring, high skirtings, and high ceiling with coving.

Conveniently located cloakroom with two piece white suite.

The generously proportioned dining kitchen with picture window overlooking the front garden, benefits from being recently refurbished boasting ample cashmere fitted wall and base units with coordinating work surface and splashback and a vast breakfast bar. A spacious utility room with external door leading to the rear car parking.

Creag Meggan is a substantial 7 bedroom traditional granite detached property, boasting spectacular views across the River Dee and surrounding landscape. Situated on the outskirts of the sought after village of Ballater in Royal Deeside.

Creag Meggan offers great versatility, currently utilised as part residential and part as a bed and breakfast, maintaining many of the original features nestled on approximately 1/3 of an acre. The building is serviced by a Biomass boiler and benefits from solar panels.





The lounge is a relaxing and welcoming area boasting solid wood flooring, dual aspect windows allowing natural sunlight to stream into the room. Attractive dual fuel stove.

The spacious sun lounge enjoys views across the front garden and surrounding countryside.

A well proportioned double bedroom with ample space for free standing furniture. En-suite wet room.

The sweeping carpeted staircase provides access to the upper landing with a door to the left leading to the guest accommodation and a door to the right providing access to a walk-in dressing room with window to the front. A further door leading to the spacious principal bedroom. Newly refurbished bathroom with three piece white suite.



The sweeping staircase in the public area of the property allows access to the guest bedrooms.

The guest accommodation offers 4 bright and spacious double rooms one with an adjoining room ideal for large families. All four rooms offer en-suite shower facilities, three recently refurbished.

To the rear the property benefits from ample off-street parking. The large, enclosed garden to the front also enjoys a spacious cabin with two sections complete with light and power, one section ideal for entertaining in, with large decking area to the front. The second half of the building houses the water tank and pH filters with the added benefit of storage facilities. A further twin shed offering additional storage ideal for bikes. A double garage.



- Double Glazing
- Private Drainage
- Biomass Boiler
- Solar Panels

- Versatile Accommodation
- Stunning Views
- Approximately 1/3 Acre

Terms

Council Tax
Band E

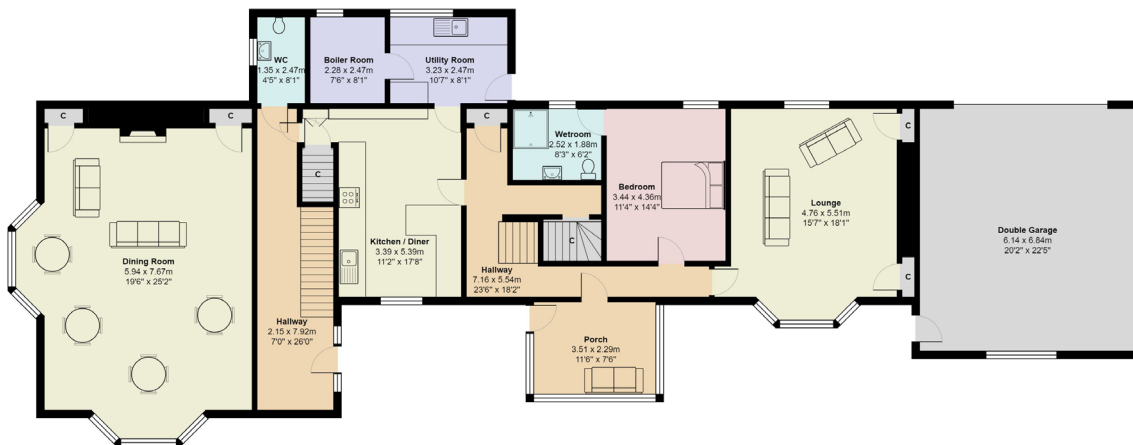
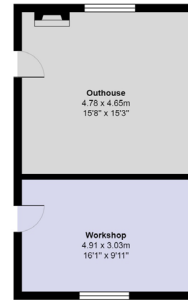
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Band F

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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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