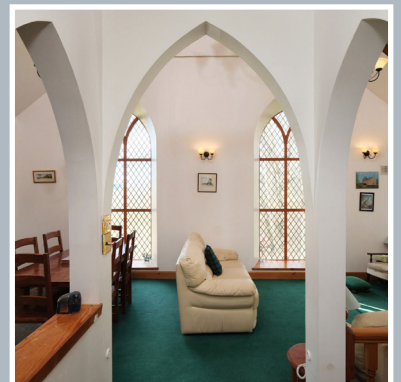




Aberarder House

Crathie, Ballater, Aberdeenshire AB35 5TQ



mackinnons
solicitors



Enter the vestibule via double wooden doors, glazed doors lead through to the hall.

The entrance hall provides access to the bathroom and shower room, a small staircase leads up to the split level where the bedrooms and kitchen/dining/family room is located. Built in storage cupboard. Smoke detector.

The shower room is fitted with a two piece white suite, there is a separate fully tiled shower cubicle which is enclosed by glazed screens. Tiling to dado level on two walls. Deep display sill. Shaver point. Low level door providing access down to the lower ground floor. Extractor fan.

A well appointed bathroom fitted with a three piece suite incorporating a whirlpool bath, there is a separate fully tiled shower cubicle which is enclosed by a shower curtain. Tiled floor and tiling to dado level throughout the room.

Bedroom 1 enjoys uninterrupted views to the side of the property overlooking the surrounding countryside, this good sized double bedroom benefits from a wash hand basin and a double fitted wardrobe. There is a raised area which could lend itself to a variety of uses. Access to the raised area is via wooden steps which are easily rolled into the upper level to provide access to the wash hand basin below.

Bedroom 2 is another good sized room which also benefits from a wash hand basin and double fitted wardrobe. This room also has a raised area which is accessed by wooden steps and could lend itself to a variety of uses.

We are delighted to offer for sale this unique converted detached traditional dwelling, a former Mission House which is believed to have been originally located in Braemar and was moved stone by stone by the congregation following the Disruption in 1843 in accordance with Free Church tradition.

Set in a peaceful rural location in the Cairngorms National Park, the property and has been tastefully and sympathetically converted to provide the advantages of modern day living combined with the charm and character of the many traditional features.





A well appointed kitchen fitted with a range of high quality modern base and wall units, granite work surfaces and upstands, incorporating a Villeroy & Boch butler sink. Integrated dishwasher, oven, hob and extractor hood. The dining area has ample space to accommodate a large dining table and chairs.

The family area benefits from double ceiling height. A particular focal point of this area is the wood burning stove with slate hearth. Wall lights. Stairs leading to upper level with decorative wooden balustrade.

A spacious sitting room boasting a galleried area overlooking the kitchen/dining/family room. Three skylights to the side and one further feature window overlooking the front with a deep display sill.



Stairs lead down from the family room to the lower ground floor which is currently split into three rooms. The first room is a capacious room currently used as a games room but could lend itself to a variety of other uses.

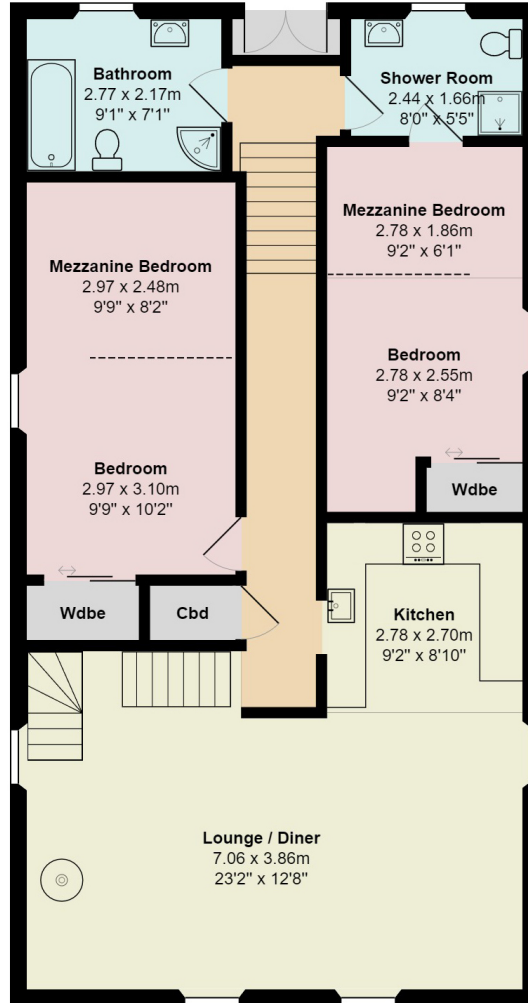
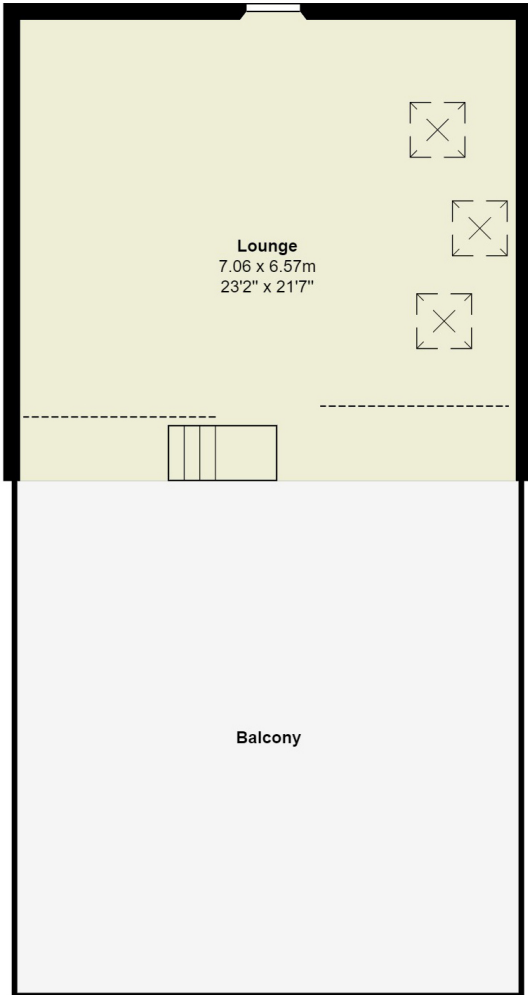
The second room is another good sized room which is currently used as a bedroom.

The third room is currently used as a storeroom.

The property is fully enclosed and sits on a generous feu mainly laid to lawn. A stone chip area provides ample off road parking. There are numerous areas to sit and admire the picture perfect views which surround the property. A particular focal point of the garden is the water feature.



- Wood Burning Stove
- Single Glazing
- Private Water and Septic Tank
- Electric Heating
- Breathtaking Views



Terms

Council Tax
Band F

EPC
Band E

Entry
By Arrangement

Viewing
Contact Solicitors
013397 55633

OUR services

- Sales
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- Executries
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- Business
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- Debt Recovery
- Insolvency
- Shipping
- Marine

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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