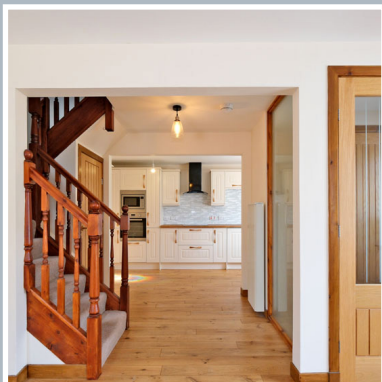




1 Old Stables Courtyard

Albert Road, Ballater, Aberdeenshire AB35 5QL



mackinnons
solicitors



Enter the property via a wooden exterior door with glazed section into the vestibule, benefiting from a large built-in cupboard providing valuable storage facilities and houses the Fisher Aquafficient electric water heater.

Leading from the vestibule the bright and airy lounge receives an abundance of natural light from the dual aspect windows and is on open plan with the dining kitchen. Engineered wooden flooring. TV and telephone points.

The kitchen is fitted with ample base and wall units, oak work surfaces with splashback tiling. 1.5 stainless steel sink with drainer and mixer taps. Integrated oven and induction hob with extractor hood above, washer/dryer and fridge freezer. Movable island with storage. Door to the rear with glazed sections leads into the courtyard. Window overlooking the front.

Spacious understairs cupboard, with access from two separate doors, houses the electric fuse box and meter.

Staircase leading to the upper floor provides access to two spacious double bedrooms overlooking the front, with ample room for standalone furniture.

The bathroom is fitted with a white three piece suite comprising of a WC, wash hand basin and bath with overhead shower. Heated towel rail. Vinyl flooring. Velux window overlooking the front.

The communal courtyard is well maintained giving access to all eight properties. Fully laid to lock block for easy maintenance. There is an exclusive single garage with up-and-over door located to the side.

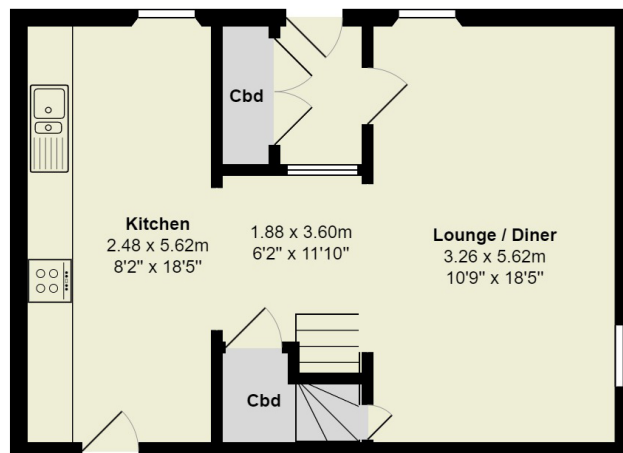
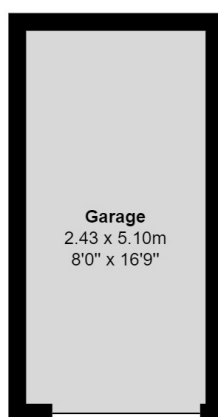
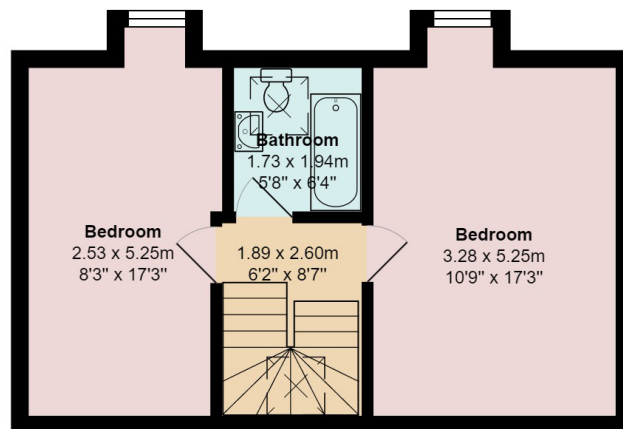
Enjoying a central village location in the heart of Ballater in Royal Deeside, we are delighted to bring to the market this traditional two bedroom end terraced property.

Offering warm and welcoming accommodation throughout, the property has an entrance vestibule which leads through to a spacious open plan lounge, kitchen and dining area. The well appointed kitchen is fitted with a good range of base and wall units with oak work surfaces, splashback tiling and is on open plan with the dining area which is equipped with a movable island. A winding staircase leads to the landing on the first floor and provides access to two double bedrooms and family bathroom. The property benefits from double glazing, electric heating and also boasts a Fischer Aquafficient electric water heater which is compliant with solar panels.





- Fischer Future Heat Radiators and Panel Heaters
- Double Glazing
- Mains Drainage
- Courtyard
- Garage
- Fischer Aquafficient Heat Battery



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.

Terms

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EPC

Band E

Entry

By Arrangement

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013397 55633

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