



Rhynuie

41 Golf Road, Ballater, Aberdeenshire AB35 5RS



mackinnons
solicitors



Enter Rhynuie through the gated front garden to the vestibule via a solid wooden door with glazed panel. This area is fitted with laminate wood effect flooring incorporating a mat-well. Coat hooks and central light fitting with a glazed door opening into the welcoming inner hallway.

The laminate flooring continues through to the hallway from the vestibule. This area provides access to all the accommodation with a sweeping carpeted staircase rising to the upper floor. A built-in cupboard offering storage.

The welcoming lounge overlooks the front of the property with natural sunlight flooding the room via the picture window complete with fitted blinds and floor to ceiling curtains. This modern room is a haven to relax in as well as entertaining and is serviced by the wood burning stove insert. Another attractive feature of the property is the large media wall with display shelving and lighting and a wall mounted television which will remain.

Located to the front is a double bedroom with built-in wardrobes providing hanging and shelving space. Fitted carpet, and ample space for free standing furniture.

A further double bedroom is conveniently located overlooking the side of the property boasting built-in triple mirrored wardrobes and an ensuite cloakroom. Fitted carpet.

The well positioned modern shower room is fitted with a white suite enjoys the luxury of underfloor heating.

Occupying a corner plot, Rhynuie, is a delightful three bedroom, two public room semi-detached dwelling house set within the heart of the thriving village of Ballater on Royal Deeside. Recently renovated and beautifully refurbished to a high standard, the property is presented in an attractive modern neutral pallet. Offering versatile living accommodation and benefiting from a single garage, Rhynuie is further enhanced with a stunning principal bedroom spanning the upper floor, a south facing sun room and a private and secure rear garden.

Fixtures and fittings: All light fittings, floor coverings, curtains/blinds, kitchen appliances, televisions, living room sofas, kitchen table and chairs, sun room seating and coffee table, outdoor furniture and gazebo are all included in the sale.





The dining kitchen is fitted with an array of fitted shaker style wall and base units with coordinating splash back and work surface incorporating a composite sink and drainer with mixer tap. Integrated appliances include an electric double oven and hob, fridge freezer, integrated washing machine and Miele dishwasher. A large built-in larder/food store cupboard, laminate wood effect flooring and downlighters. This area offers ample space for the dining table and chairs which will remain.

Continuing through from the dining kitchen is the family room which is a welcome addition to the property. This area is a joy to relax in whilst benefiting from the natural sunlight flooding the area via the dual aspect windows. This room is fitted with a media wall housing the TV, and a modern remote control electric fire. An external door provides access to the secure rear garden.



Returning to the hallway the sweeping staircase with lighting and window overlooking the side allows natural sunlight to flood the area.

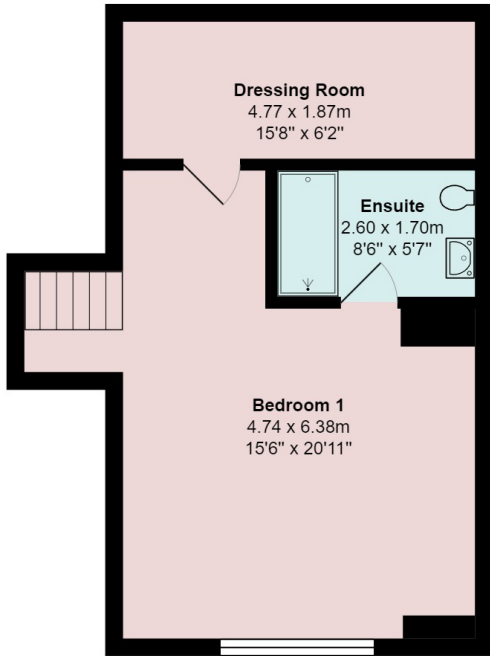
The principal bedroom oozes luxury with beautiful views towards Craigendarroch Hill. Allowing ample space for free standing furniture, the area is further enhanced by the en-suite shower room and walk-in dressing room. The wall mounted television will remain.

The modern en-suite with underfloor heating, offers a white suite comprising a WC set within a vanity unit with illuminated mirror above and a spacious walk-in shower with aqua-panelling.

Offering generous hanging and shelved storage, the dressing room also has access to either side, offering deep storage in the eaves.



- Immaculate Walk-In Condition
- Modern Neutral Décor Throughout
- Oil Central Heating
- Wood Burning Stove
- Mains Drainage
- Single Garage
- Secure Private Garden



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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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