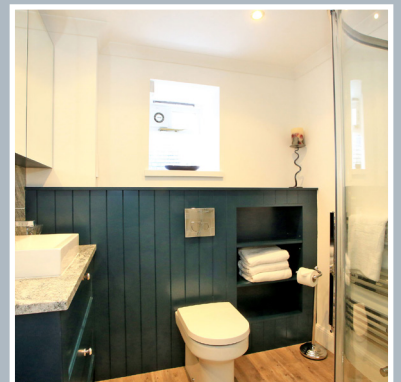




Courtyard Cottage

3 Bridge Square, Ballater, Aberdeenshire AB35 5QJ



mackinnons
solicitors



The heart of the home is the expansive lounge, where an exposed granite wall and a Clearview multi-fuel stove create a cosy and welcoming atmosphere. This spacious area seamlessly connects to the open plan kitchen and dining room, ideal for family gatherings and entertaining guests.

The Murray & Murray kitchen is fitted with a range of high quality base and wall units, self-closing drawers and co-ordinating granite work surfaces and upstand, incorporating an undermount sink with mixer tap. The focal point of the kitchen is the AGA with cooker hood above. Built-in Neff oven, fridge freezer and Bosch dishwasher. Solid oak flooring. Roman blinds. Downlighters.

The spacious dining room is on open plan with the kitchen. Solid oak flooring. Wall lights. Coving. Smoke alarm. Radiator.

A generously sized utility room and a convenient cloakroom add to the functionality of the ground floor.

Ascending the carpeted staircase from the lounge, there is the upper landing, which houses a practical storage cupboard.

The principal bedroom is an extremely spacious and bright room with dual aspect windows. Fitted wardrobe with hanging and shelved storage space. Deep windowsills. Carpet. Radiator.

The en-suite is fitted with a two piece white suite and shower cabinet. Heated towel rail. Wall mounted medicine cabinet. Wooden panelling to dado height. Downlighters.

Nestled in the picturesque village of Ballater on Royal Deeside, we are delighted to bring to the market, this charming three bedroom granite townhouse. Offering spacious family accommodation, the property is immaculately presented throughout and offers an exquisite blend of traditional character and modern comfort. This Ballater townhouse is a rare find, perfect for those seeking a tranquil yet connected lifestyle in the heart of Royal Deeside.

Accessed through an inviting courtyard at the rear, the solid wooden door opens into a home that exudes warmth and style.





Bedroom two is a good sized south facing room with shared door adjoining the family bathroom. Deep windowsill with concealed storage space. Carpet. Radiator.

Bedroom three is also a good sized south facing room with built-in wardrobe. Deep windowsill again with concealed storage space. Carpet. Radiator.

The family bathroom comprises a three piece white suite with separate shower cabinet. Wood panelled to dado height. Tiled floor with underfloor heating. Xpelair premier fan. Heated towel rail. Downlights.



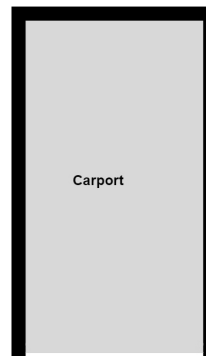
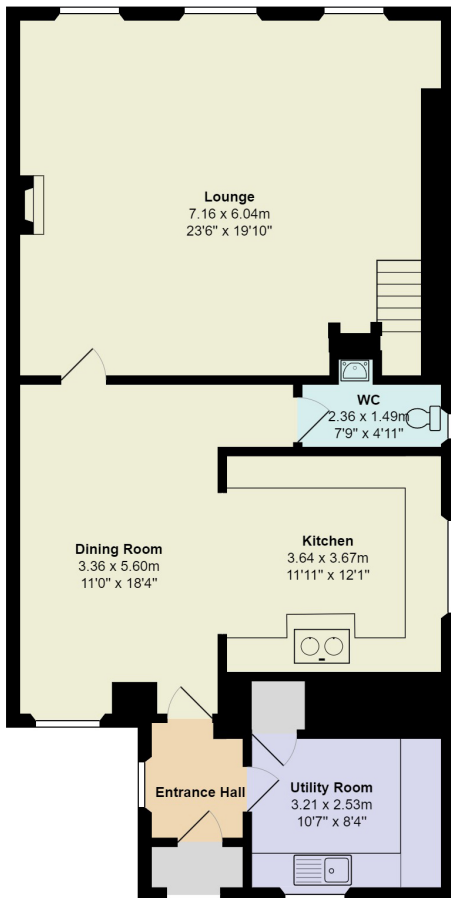
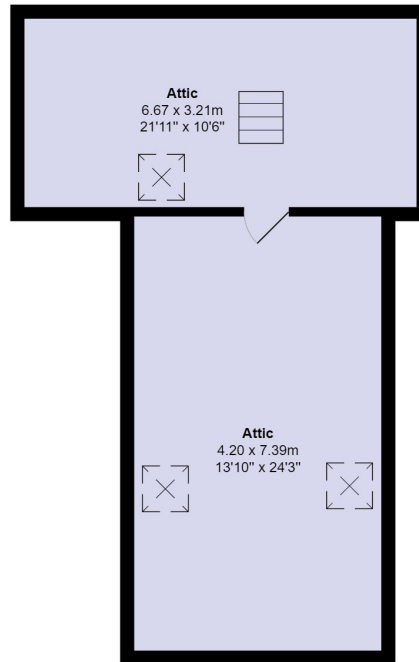
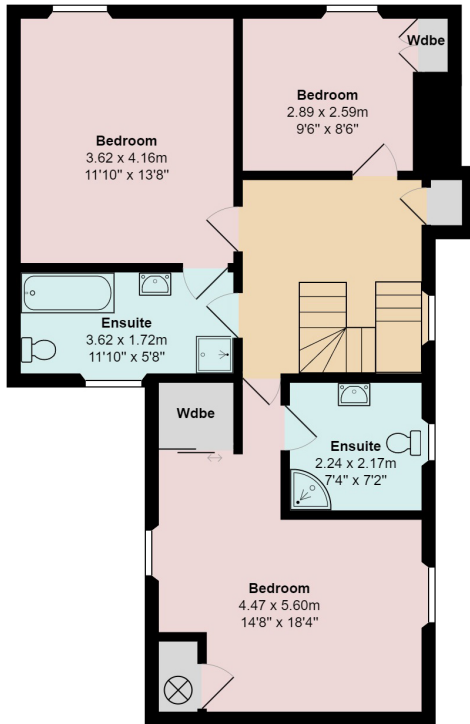
Additionally, there is access to a fully lined attic, presenting a fantastic opportunity for further development. The space is believed to be feasible for conversion into additional accommodation, subject to obtaining the necessary consents and building warrants. Prospective purchasers will be responsible for making their own enquiries with the local authority regarding the potential for attic conversion.

Outside: There is an attractive landscaped courtyard to the rear of the property with borders containing bulbs and shrubs. The entrance driveway from the gravelled road from where the property is accessed is shared with number 2 Bridge Square. In addition to the covered carport, there is off street parking for one car.



- Oil Central Heating
- Triple Glazing
- Mains Drainage

- Courtyard
- Car Port



Terms

Council Tax
Band F

EPC
Band E

Entry
By Arrangement

Viewing
Contact Solicitors
013397 55633

OUR services

- Sales
- Purchases
- Leasing
- Property Management
- Wills
- Powers of Attorney
- Estate Planning
- Executries
- Commercial
- Business
- Employment
- 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.

 **WORLD LAND TRUST™**
www.carbonbalancedpaper.com

produced by xci.com | 01224 878799