

6 Cornellan Square,
Ballater, AB35 5PU

Price Over
£225,000

ASPC ref : 318414

2
 2
 1
 92 m²
 EPC **D**
 Council Tax Band **E**



Arrange a viewing

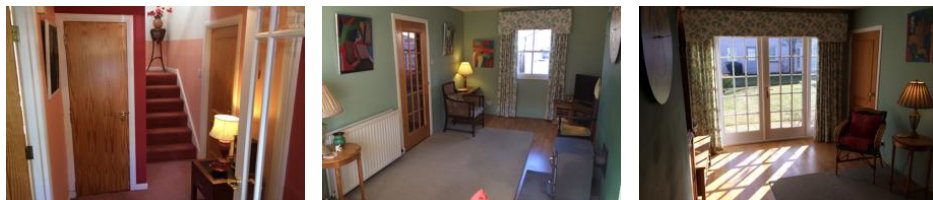
01224 585585
 (Campbell Connon)

Campbell Connon

36 Albyn Place
Aberdeen
AB10 1YF

Email:

info@campbellconnon.co.uk



Property features:



Garden



Parking

Description

Most attractive **two bedroom dwellinghouse** which forms part of a converted steading in an exclusive courtyard development close to the centre of the village and all local amenities. The property is in excellent order and benefits from electric heating and double glazing. Attractive central communal garden area laid mainly to lawn with flower borders and seating and with the River Dee and hills to the south.

Accommodation :- GROUND FLOOR: ENTRANCE VESTIBULE; HALL; SITTING ROOM; DINING ROOM; KITCHEN; CLOAKROOM WITH WC. FIRST FLOOR: MASTER BEDROOM; DOUBLE BEDROOM; FAMILY BATHROOM; LOFT.

Location Ballater lies 42 miles West of Aberdeen amid beautiful countryside in the Cairngorms National Park. It is an ideal centre for walking, golfing, riding, ski-ing and other sporting activities. There is a primary school in the village, with the Academy in Aboyne serving the senior pupils. There is good regular transport by bus to Aboyne and beyond. There is an excellent 18 hole golf course, good shops, restaurants and hotels and other facilities in the village, which are all within easy reach of the property.

Directions

From Aberdeen, at the roundabout at the entrance to Ballater go straight across just before the Alexandra Hotel and turn left down towards the river. Follow the road to the right and park in the parking area to the rear. No. 6 is on the left as you approach the back parking area.

Accommodation comprises

Entrance Vestibule Multi paned glazed door leading into hall.

Hall The spacious central hall gives access to the main ground floor rooms and the carpeted staircase rises to the first floor and upper hall. Laminate wood floor. Radiator. Meter cupboard.

Lounge 6.50m x 3.22m (21'4 x 10'7) approx. Spacious bright sitting room with window to the front and large patio doors to the central garden to the south. Wood burning/multifuel stove. Laminate wood flooring. Multi paned glazed door to the central hallway. Radiator. TV and telephone points.

Kitchen 3.93m x 2.66m (12'2 x 8'9) approx. Good sized room with extensive range of base and wall units with fitted electric hob and oven. 1½ stainless steel sink. Fitted washing machine (only 4 months old). Fridge (one year old). Attractive tiling behind the work surfaces. Laminate wood floor. Radiator. Recessed lighting. Telephone point. French doors leading to dining room.

Dining Room 2.69m x 2.61m (8'10 x 8'7) approx. Window to the front of the property. Laminate wooden floor. Large shelved and hanging cupboard. Radiator. Telephone point.

Cloakroom White WC and wash hand basin. Radiator. Tiled floor.

(First Floor)

Upper Hall Velux window to the south. Fitted carpet. Radiator.

Master Bedroom 5.79m x 3.20m (19' x 10'6 approx. at widest) Spacious double bedroom with windows to both front and back and views to the hills to the south. Two large fitted wardrobes with hanging and shelving space. Fitted carpet. Radiator. TV and telephone points. Blind.

Bedroom Two 5.79m x 2.66m (19'x 8'9 approx. at widest) Second double bedroom with windows to both front and back. Radiator. Fitted carpet. Spacious hanging/linen cupboard with Electro Heat PLC Unit. Boiler, heating controls and hot water tank. Blind. Multi paned double doors leading to an additional room that would be ideal for a study/office/studio/computer room.

Bathroom Family bathroom with three piece white suite and shower above the bath. Tiled floor. Half height tiling on the walls. Recessed lighting. Frosted glass window to the front.

(Outside)

Tarred drive from the main street to private parking space. Coal and waste bin store for each property. Patio area outside the sitting room windows within the central communal garden.

View this property on aspc.co.uk:

<https://www.aspc.co.uk/search/property/318414/6-Cornellan-Square/Ballater/>

The foregoing particulars are being distributed on behalf of the Selling Solicitors by Aberdeen Solicitors' Property Centre Ltd. of 40, Chapel Street, Aberdeen AB10 1SP (Tel: 01224 632949). Whilst the particulars have been prepared with care and are believed to be accurate, no liability for any errors or omissions therein or the consequences thereof will be accepted by the Selling Solicitors or Aberdeen Solicitors' Property Centre Ltd. © Aberdeen Solicitors' Property Centre and Selling Solicitors.