

**Flat 1, Duguids Buildings, 10 Deebank Road,  
Ballater, AB35 5QT**

**Price Over  
£110,000**

ASPC ref : 355247

 1  1  1 47 m<sup>2</sup> EPC **C** Council Tax Band **B**



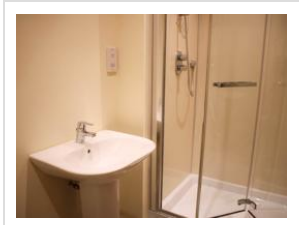
**Arrange a viewing**

 **01339 755535**  
(Laurie & Co)

**Laurie & Co**  
4 Bridge Street  
Ballater  
AB35 5QP

**Email:**  
ballater@laurieandco.co.uk

**Website:**  
<http://www.laurieandco.co.uk>



Property features:

 **Central heating**

 **Parking**

We are delighted to offer to the market for sale this immaculate **one bedroom self-contained granite flat** in the heart of the picturesque village of Ballater, Royal Deeside. Recently refurbished to a high standard this flat is ideal for a first time buyer, buy to let or a holiday retreat. Viewing of this property is essential to appreciate the quality of accommodation on offer.

Centrally located in Ballater within walking distance of all the amenities the village has to offer. The property benefits from total control electric heating, laminate flooring in all public areas, oak doors and neutral décor throughout. Large double glazed windows provide ample natural sunlight throughout the flat. The property has shared off street parking to the rear of the building and a shed providing added storage for the property.

**ACCOMMODATION: HALLWAY, SHOWER ROOM, BEDROOM, LOUNGE/KITCHEN.**

**Hallway:** Enter into the welcoming hallway through a solid wooden door with glass panel above. The area provides access to all

accommodation and boasts neutral décor and laminate flooring. A large cupboard houses the boiler and provides storage for the property with added shelving. A small cupboard houses the electric fuse box.

**Shower Room: 2.53m x 1.21m (approx.)** A modern shower room with two piece white Roca suite. Shower cubicle with aqua panelling housing a Roca shower. Laminate flooring, shaving socket, down lighters, fan and storage heater.

**Bedroom: 3.89m x 3.15m (approx.)** Overlooking the front of the property, benefiting from neutral décor, a double fitted wardrobe with oak sliding doors, hanging rails and shelving. Large double glazed window with deep decorative window sill and heater below. Central light fitting and ample electric sockets.

**Lounge/Kitchen: 5.85m x 3.93m at the longest (approx.)** Located at the rear of the property this large open plan lounge kitchen area boasts natural sunlight from two large double glazed windows.

**Lounge:** A good sized L-shaped room with ample electric sockets and TV socket.

**Kitchen:** A well-equipped oak kitchen with ample wall and base units housing an electric Belling oven and hob with black splashback and extractor fan. Contrasting grey worktop with up stand, stainless steel sink and drainer with mixer tap. Integrated fridge and washing machine.

**Outside:** To the rear of the property is an outside shed along with a private parking area for the building.

**LOCATION: BALLATER** is a picturesque village set in the heart of Royal Deeside approximately 40 miles West of Aberdeen amid beautiful countryside and a favourite holiday retreat for the Royal Family. There is a primary school with a pre-school nursery in the village and the Academy in nearby Aboyne serving the senior pupils. School transport is provided to the Academy as well as a good regular public bus service to Aboyne and beyond. There is an excellent 18 hole golf course in the village itself and a number of outdoor pursuits available in the area including horse riding, fishing, shooting, gliding and winter sports nearby at the Lecht and Glenshee. Ballater is only 35 miles from the offices in Westhill, Aberdeen making it an easy commute to work.

**DIRECTIONS:** Enter Ballater on the A93 from Aberdeen, turn right at the crossroads and immediately left after the Alexandra Hotel into Deebank Road. Number 1 is a red granite building located half way down the road on the right hand side clearly marked with our Laurie & Co 'For Sale' sign.

View this property on [aspc.co.uk](https://www.aspc.co.uk):

<https://www.aspc.co.uk/search/property/355247/Flat-1-Duguids-Buildings--10-Deebank-Road/Ballater/>

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