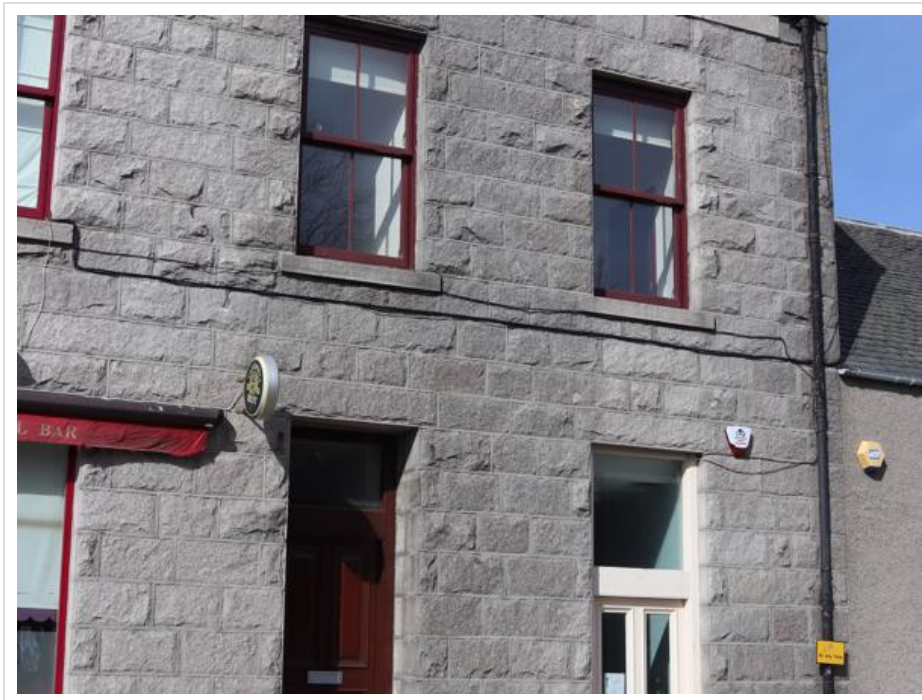


Flat A, 1a, Netherly Place, Ballater, AB35 5QE

Price Over
£78,000

ASPC ref : 365458

1
 1
 1
 35 m²
 EPC **E**
 Council Tax Band **B**



Arrange a viewing

01339 755535
 (Laurie & Co)

Laurie & Co

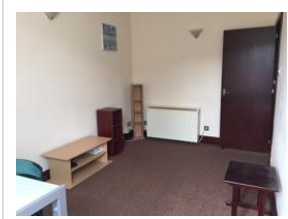
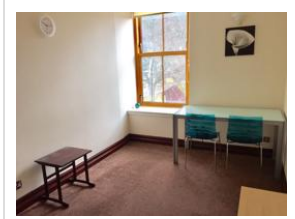
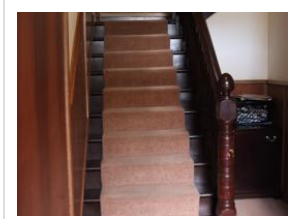
4 Bridge Street
Ballater
AB35 5QP

Email:

ballater@laurieandco.co.uk

Website:

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



Property features:



We are delighted to offer to the market this **one bedroom first floor flat within a traditional granite building** situated in the heart of Ballater, Royal Deeside. Overlooking the village green, this flat benefits from security entrance, high ceilings, double glazing and electric panel heaters.

Access the property from Netherley Place to an inviting, immaculate communal hallway with fully carpeted staircase boasting the original wooden bannister and wall panels leading to three floors. Continue up one flight of stairs and the Studio flat is located on the left hand side. Further up the staircase is an attractive decorative stain glass panel of Balmoral Castle.

Inner Hallway: Enter through the solid wooden door to an inviting hallway providing access to all the accommodation. Fitted with a large storage cupboard suitable for storing all your household essentials with a useful shelve. Down lighters and security entrance telephone.

Kitchen: 2.55m x 1.94m at widest (approx.) Overlooking the rear of the property this L-shaped kitchen is well equipped with ample wall

and base wood effect fitted units with stainless steel sink and drainer with mixer tap. Coordinating roll top worktop and tiled splashback. The kitchen benefits from an electric integrated stainless steel oven with electric hob and stainless steel chimney hood extractor fan. Vinyl flooring, down lighters, washing machine, fridge freezer, microwave, smoke detector and panel heater complete the kitchen.

Family Bathroom: 2.03m x 1.66m (approx.) A well-proportioned fully wall tiled family bathroom with three piece white suite comprising of a WC, wash hand basin and bath with electric Mira power shower above complete with fitted shower glass screen. Shaving socket, vanity mirror, extractor fan, down lighters, vinyl flooring and panel heater.

Double Bedroom: 3.10m x 2.95m (approx.) A generously sized double bedroom overlooking the front of the property benefiting from high ceilings and large picture window complete with fitted roller blind and deep window sill. Fitted wardrobe, central ceiling light, panel heater and fitted carpet.

Lounge: 4.10m x 2.55m (approx.) Overlooking the front of the property with high ceilings, large picture window with fitted roller blind and deep window sill. Wall lights, panel heater, fitted carpet and smoke alarm.

Outside: The property is ideally located in the heart of Ballater with views over the village green and surrounding hills. All the local amenities are available on the doorstep. Parking is available on the street outside the building. The property is within easy walking distance to the local bus stop which provides routes to Braemar and Aberdeen.

Directions: On entering Ballater from Aberdeen on the A93, turn right at the junction into Bridge Street. Continue along the main road passing Glen Muick Church on the village green. Turn right at the end of green and 1a is located on your left hand side clearly advertised by our Laurie & Co 'For Sale' sign.

View this property on aspc.co.uk:

<https://www.aspc.co.uk/search/property/365458/Flat-A-1a--Netherly-Place/Ballater/>

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