

**Morningside Cottage, Kindrochit Drive,**  
Braemar, Ballater, AB35 5YQ

Price Over  
**£180,000**

3 2 1 117 m<sup>2</sup> EPC F Council Tax Band E



**Contact Solicitor**

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**Features** Garden

**Description**

**THREE BEDROOM DETACHED FAMILY DWELLINGHOUSE**

We are delighted to offer for sale this spacious **three bedroomed detached family home** in the picturesque village of Braemar in Royal Deeside. The property boasts natural light due to the large windows. The well-proportioned accommodation was run for many years as a successful bed and breakfast business. The property comprises on the ground level of a front vestibule, master bedroom, family shower room, and a well-appointed fitted kitchen with dining area, snug/living room with fireplace and lounge with feature fireplace. On the upper floor there is a large landing, suitable for an office or relaxation area and two double bedrooms with stunning views of the surrounding hills of Braemar.

Morningside Cottage is an ideal family home with a secure garden laid to lawn to the front and side and paved back garden area with sheds and a carport. The property benefits from gas central heating and double glazing throughout. All floor coverings, curtains, blinds, light fittings and white goods are

included in the sale of this property. This property must be viewed to appreciate the spacious accommodation.

**ACCOMMODATION:** GROUND FLOOR: ENTRANCE VESTIBULE, HALL, MASTER BEDROOM, FAMILY SHOWER ROOM, LIVING ROOM, DINING KITCHEN, LOUNGE. FIRST FLOOR: BEDROOM 2, LANDING SUITABLE FOR AN OFFICE AREA, BEDROOM 3.

**Entrance Vestibule:** Enter through a wooden door into the vestibule giving access to the attractive pine panelled hallway through a glass door. Carpeted flooring.

**Snug/Living Room: 3.98 x 2.74m (approx.)** Enter this cosy room through a glass panelled door. Feature gas fireplace with marble base and wood panelled wall. Large radiator. This room houses the controls for the thermostat. Centre ceiling lighting. Carpet flooring.

**Family Shower Room: 2.53 x 2m (approx.)** Newly refurbished with free standing shower cubicle housing a Mira shower with 2 piece white set. Walls part aqua panelled and part tiled. Ample storage space from an attractive vanity unit and wall fitted cupboard. Extractor fan and shaver point. Tiled lino flooring. Chrome towel rail. Large storage cupboard. Window overlooking the back garden.

**Kitchen/Dining: at longest 4.73m (approx.)** Large quirky shaped kitchen leading through from the living room with panelled wooden ceiling and ample base and wall pine fitted units. Electric oven, fitted microwave, fridge freezer, washing machine, dishwasher. Gas hob and 1 ½ sink with mixer tap. Tile carpet flooring. Large window overlooking the back garden and patio area. Central light fitting. Dining area.

**Lounge: 4.67 x 4.43m (approx.)** Leading through from the kitchen this room benefits from natural sunlight from the two large windows overlooking the front of the property with views of the surrounding hills. Glass panelled door. Feature electric fire with marble base and wooden surround. The room has cornicing and carpet flooring. Centre ceiling lighting. Ample electric sockets.

**Master Bedroom: 3.94 x 3.23m (approx.)** Situated downstairs you enter this spacious bedroom through a glass panelled door. Large window overlooking the front garden. Large radiator, telephone socket and ample electric sockets. Central light fitting. Carpet flooring.

**Hallway:** Attractive pine panelled walls with pine staircase leading to the upper floor. At the top of the stairs is an attractive pine panelled area which comfortably house two comfy seats and a desk. This area could be used as an office. Velux window and wall lights.

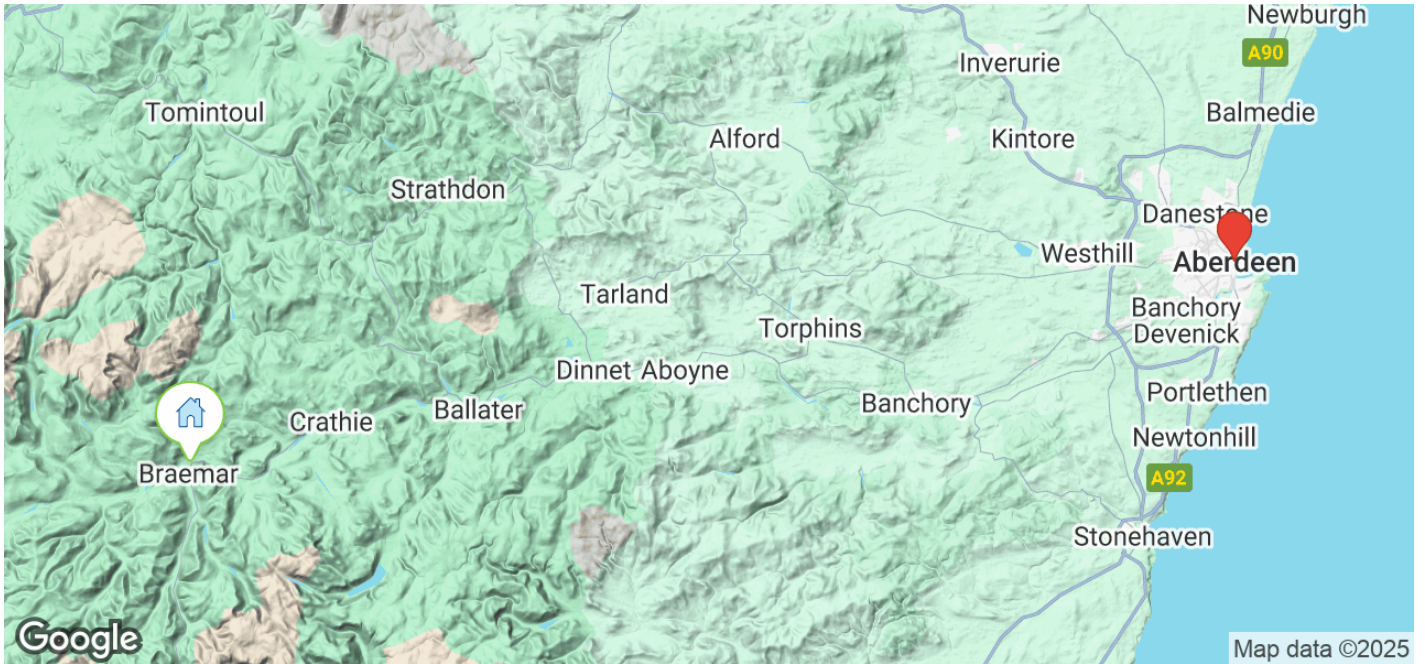
**Bedroom 2: 3.98 x 3.24m (approx.)** This bright room has character due to the lie-ins and boasts natural sunlight from the large Velux window overlooking the surrounding hills in Braemar. Glass panelled door with large radiator and carpeted. Ample electric sockets.

**Bedroom 3: 3.90 x 2.86m (approx.)** Another bright room with lie-ins and large Velux window overlooking the front of the property and surrounding hills. Glass panelled door, large radiator and carpeted. Wall light and ample electric sockets.

**OUTSIDE:** A large secure garden with mono block front paving laid to lawn with flower beds which carries on round the side of the building. The back garden is paved with 2 sheds and a car port at the other side of the property with ample parking for a further two cars in the driveway. The back of the property overlooks the local primary school.

**DIRECTIONS:** On entering the village of Braemar, at the junction continue straight ahead along the road for Glenshee. Kindrochit Drive is the second road on the left past the Church building. Morningside Cottage is the first driveway on the left.

**LOCATION:** Braemar, set within the Cairngorm National Park, is a popular village with great charm and character on Royal Deeside. Braemar has many tourist attractions and opportunities for skiing at the nearby Glenshee Ski Centre, walking, fishing, golf and shooting. Renowned for the famous Royal Highland Gathering in September which draws tourists from all corners of the world. The village offers many interesting and varied shops selling groceries, outdoor wear, knitwear, souvenirs and sports equipment. There are a selection of hotels and cafes where you can relax and soak in the stunning scenery surrounding Braemar. There is a primary school close by to Morningside Cottage with the secondary education approximately 26 miles away in Aboyne. There is school transport provided to the Academy and a regular bus service which takes you to the surrounding villages and Aberdeen which is approximately 58 miles from Braemar.



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