

Alcote, 6 Albert Road,
Ballater, AB35 5QN

Price Over
£185,000

Under offer

 **2**  **1**  **1**   **75 m²** EPC **E** Council Tax Band **D**



Contact Solicitor

Campbell Connon
36 Albyn Place
Aberdeen
AB10 1YF

01224 585585

info@campbellconnon.co.uk



Features



Garden

Description

COMPLETELY REFURBISHED **TWO BEDROOM BUNGALOW** IN QUIET LOCATION, YET RIGHT IN THE VILLAGE CENTRE WITH OFF-STREET PARKING, SUITABLE AS A PERMANENT HOME OR HOLIDAY/WEEKEND “RETREAT”,

This completely refurbished TWO BEDROOM DETACHED BUNGALOW is situated in a quiet location which is within two minutes walk of all amenities of the Village of Ballater on Royal Deeside. At the moment, the house is a “blank canvas” with neutral decoration and impressive light oak woodwork throughout, all completed to a high specification. There is full double glazing and Dimplex Q-Rad slim line electric panel radiators, all with individual thermostatic controls. The accommodation comprises: vestibule; L-shaped hall, lounge and two double bedrooms, all of which are east facing, spacious fully fitted dining kitchen and shower room. At the front of the property, is an off-street parking space and

the sheltered back garden is a “sun trap” with paved patio, small easily maintained garden laid in decorative stones and double garden shed.

ACCOMMODATION:- VESTIBULE; L-SHAPED HALL; LOUNGE, FULLY FITTED DINING KITCHEN, TWO DOUBLE BEDROOMS; and SHOWER ROOM. OUTSIDE: OFF-STREET PARKING SPACE; SHELTERED BACK GARDEN with PAVED PATIO and DOUBLE GARDEN SHED.

EPC RATING: ENERGY EFFICIENCY: D; ENVIRONMENTAL IMPACT: E

COUNCIL TAX: BAND D

HOW TO GET THERE Ballater is situated approximately 40 miles west of Aberdeen. The journey by car takes 50 minutes. On entering the Village, take the first opening on the right into Albert Road, which is a one way street. Alcote is situated on the left hand side and is recognisable from its white roughcast walls and the “off-street” parking space at the front.

GENERAL Ballater has a long history but the area was not settled until the late 18th Century, first as a spa resort to accommodate visitors to the Pannanich mineral well. There was expansion in the mid 19th Century with the arrival of the railway which brought many visitors to the area, many of whom decided to stay – including Queen Victoria and Prince Albert at Balmoral, beginning the Royal connection with the area. The Village is still popular with tourists from all over the world because of the Royal connection but also because of the magnificent scenery in what is now the Cairngorm National Park and the many outdoor activities in the area, including walking, riding, cycling, golf (on many good courses in the area), deer stalking, pheasant and grouse shooting, and fishing on the River Dee. In the Winter, there is ski-ing and other cold weather activities at the nearby centres at Glenshee and The Lecht. The Village has a wide range of shops, restaurants and Hotels. Ballater Primary School is well regarded and secondary education is at Aboyne.

ACCOMMODATION:- The bungalow is entered by a composite front door with glass panels and side screen, which leads to the:-

VESTIBULE With meter cupboard, which is also handy for storage. Laminate flooring. All internal doors (some with glass panels), skirtings and other woodwork are in light oak. One such door leads from the vestibule to the -

L-SHAPED HALL From which all rooms lead. There are two panel radiators and a “Ramsay” type ladder gives access to the insulated and part floored loft. Laminate flooring.

LOUNGE (15’ 5” x 12’ 6”) East facing with low level cill. A fine bright room. Panel radiator.

FULLY FITTED DINING KITCHEN (15’ 6” x 9’ 10”) Fully fitted with contemporary white floor and wall units and contrasting wooden work surfaces. Full range of integrated appliances by “Neff” comprising induction hob with extractor, double oven, washing machine and tumble drier. Underlighting. Glass splashbacks. Stainless steel sink with single drainer and mixer taps. Space for table and chairs. Panel radiator. Laminate flooring. Door to back garden.

BEDROOM 1 (11’ 6” x 9’ 7”) Another bright east facing room with ample space for double bed/twin beds and freestanding bedroom furniture.

BEDROOM 2 (11’ 6” x 9’ 3”) Yet another bright east facing room with ample space for double bed/twin beds and freestanding bedroom furniture.

SHOWER ROOM (7’ 6” x 5’ 4”) Fully tiled with granite effect tiling. Modern suite comprising WC, washhand basin in fitted vanity unit and mirror with light above and shower cabinet with mains

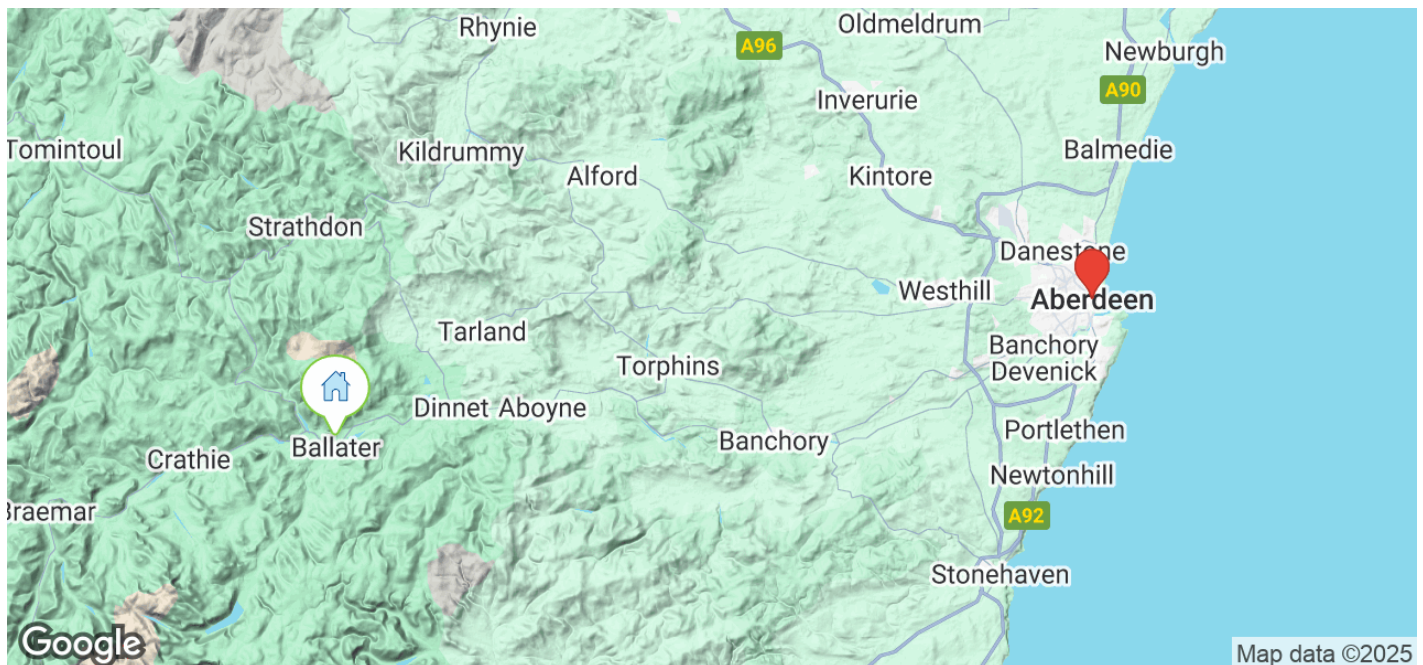
shower. Shaver point. Downlighters. Window.

OUTSIDE At the front of the house, is the off-street car parking space.

The back garden, which is reached from the kitchen or the path at the side of the house, is sheltered, sunny and easily maintained. There is a paved patio area and a small area of garden laid in decorative stones and double shed. All in all, an ideal location for enjoying the peace and quiet of the Village.

NOTES

1. Details of this property can be found on www.aspc.co.uk
2. Unless otherwise specified, all measurements are taken to the longest points between walls, excluding fitted cupboards and wardrobes. All measurements have been taken using a sonic measuring device and while every care has been taken, the measurements are not guaranteed.
3. All moveable items including electrical, gas and mechanical appliances included in the price are sold "as seen". While the Sellers believe them to be in reasonable working order, their condition is not warranted and will not be warranted in any sale and purchase contract to follow.
4. None of the services in the property have been tested by us and no warranty is given by us with regard to their condition or suitability for their intended use.
5. While these particulars have been carefully prepared and are believed to be correct, their accuracy cannot be guaranteed. Prospective purchasers will have to make their own enquiries on relevant matters.
6. The Sellers reserve the right to sell the property without fixing a closing date. The Sellers shall not be bound to accept the highest or indeed any offer.



View this property here

<https://www.aspc.co.uk/search/property/356783/Alcote--6-Albert-Road/Ballater/>

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