

**High Trees, 9 Morven Way,**  
Ballater, AB35 5SF

Price Over  
**£398,000**

**Under offer**

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 **180 m<sup>2</sup>**
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**Contact Solicitor**

Laurie & Co  
4 Bridge Street  
Ballater  
AB35 5QP

01339 755535

[ballater@laurieandco.co.uk](mailto:ballater@laurieandco.co.uk)

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



**Features**  Garage  Garden

**Description**

We are delighted to offer to the market for sale this **superior four bedroom detached dwellinghouse** set within stunning grounds in a desirable location on Royal Deeside. Morven Way is a small private residential development on the eastern outskirts of Ballater within walking distance of all the local amenities the village has to offer. Finished to a high standard throughout and built in Bradstone, this impressive dwellinghouse provides spacious country living accommodation with spectacular views of the surrounding area. It nestles within a private secure garden surrounding the property, with an impressive gravelled driveway. High Trees is serviced by electric night storage and panel heaters, snow devil thermostat system, and double glazing, with the electricity being supplemented by solar panels located on the rear roof.

Viewing of High Trees is essential to appreciate the spacious secluded country living on offer.

## Accommodation

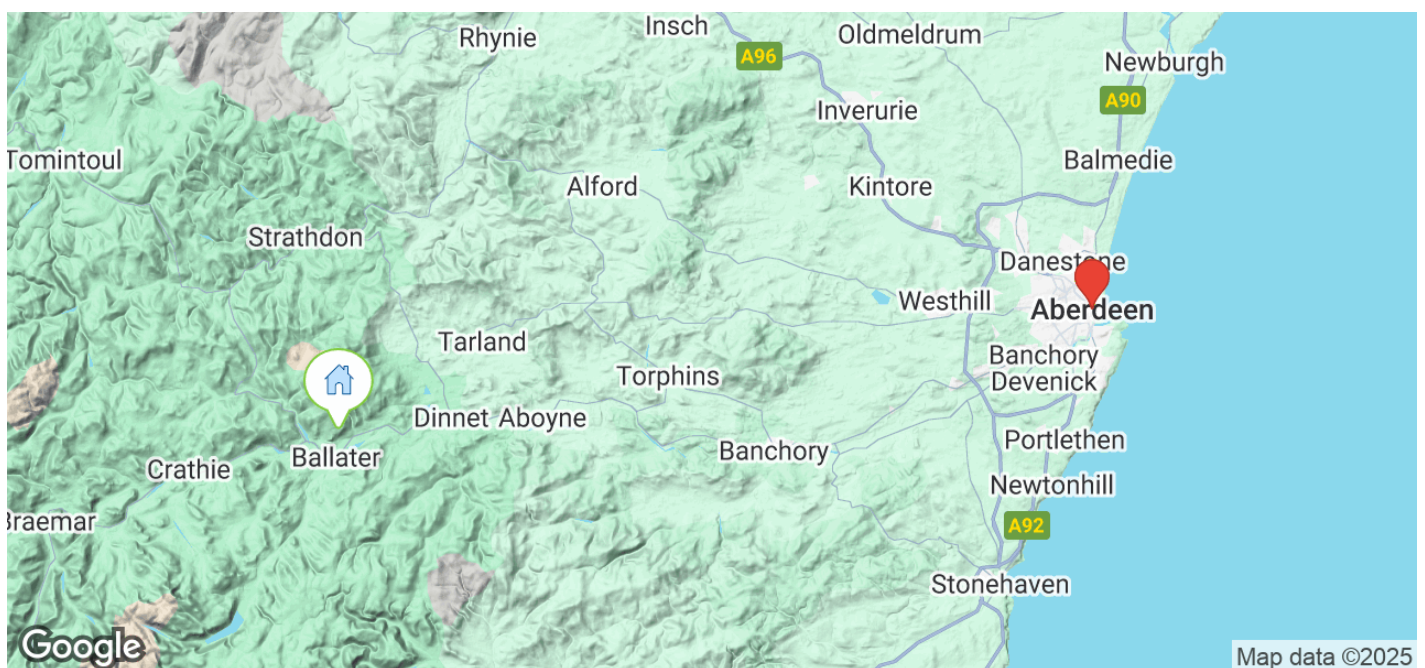
**Ground Floor:** Hallway, Lounge, Conservatory, Dining Room, Kitchen/Dining, Utility Room, Bedroom 4 with Adjacent Shower Room.

**First Floor:** Master Bedroom with Ensuite, Two Further Double Bedrooms with Ensuites, (One with Spa Bath)

**Location** Ballater is a picturesque village set in the heart of Royal Deeside situated approximately 40 miles West of Aberdeen amid beautiful countryside. It is not only famous for its Royal connections but also as a holiday base. There are a number of individual shops, hotels and restaurants in and around the attractive main street. Other facilities include a Primary School with Secondary education available at nearby Aboyne Academy. Outdoor pursuits in the area include an 18 hole Golf Course plus walking, fishing, shooting and skiing at nearby Glenshee and The Lecht. Ballater is only 35 miles from the offices in Westhill, Aberdeen making it an easy commute to work.

## Directions

Travelling from Aberdeen on the A93, take the turn off to the right before entering the village of Ballater, sign posted for Braemar/The Pass of Ballater. Continue along the road for approximately half a mile and the entrance to Morven Way is on the left. High Trees is clearly identified by our Laurie & Co 'For Sale' Sign.



## Accommodation comprises

### (Ground Floor)

**Hallway:** Entry to High Trees is through a solid wooden door with glazed side screens, to a warm welcoming hallway with wooden flooring, attractive wooden beams and sweeping staircase to all upper level accommodation.

**Lounge:** 7m x 3.90m (approx.) The spacious lounge has a large window overlooking the front of the property, an attractive focal Nestor Martin living flame gas fire which is serviced by outside gas cylinders, neutral décor and downlighters. There is a storage heater and a panel heater, the latter with a decorative cover and shelving. Glass patio doors provide access to a large conservatory.

**Conservatory:** 5.23m x 3.10m (approx.) The conservatory overlooks the rear garden with views of the surrounding landscape. It has laminate flooring, spotlights with dimmer control, a panel heater and fitted blinds. Glass panelled doors provide access to the back garden.

**Dining Room:** 4.16m x 3.93m (approx.) The dining room is open plan from the lounge with windows overlooking the back garden. It is ideal for entertaining, with neutral décor, downlighters, a panel heater and a glass panelled door leading to the hallway.

**Utility Room:** 2.43m x 1.42m (approx.) This good sized utility room has a window to the front of the property, vinyl flooring, wall and base units, and stainless steel sink and drainer. There are spotlights, coat hooks and plumbing space for a washing machine and dishwasher.

**Bedroom 4:** 3.48m x 2.70m (approx.) Currently utilised as a study, this room overlooks the front of the property, and has fitted wardrobes, neutral carpet and downlighters.

**Shower Room:** 2.40m x 1.43m (approx.) This room is ceramic tiled throughout, and has a modern suite with toilet, wash hand basin vanity unit, and shower cubicle. A privacy glass window is to the front of the property.

**Kitchen/Diner:** 5.89m x 3.38m (approx.) The attractive modern kitchen was supplied and fitted by 'Drumoak Kitchens', and has ample wall and base units in a tasteful metallic duck egg blue finish with contrasting Corian worktop. There is an integrated sink with mixer tap, dishwasher, fridge, eye-level oven, separate combination microwave oven, NEFF halogen hob with stainless steel extractor fan and hood completed with a decorative splashback, and ample chrome electric sockets. With laminate flooring, downlighters, and a decorative wooden beam, the kitchen provides ample space for a dining table for informal entertaining, while patio doors allow access to the patio area, ideal for al fresco dining. A door leads to the double garage.

### **(First Floor)**

A sweeping staircase provides access to the upper bedrooms. The hallway has a hatch for access to the loft, which is partly floored, allowing for substantial added storage to the property, a smoke detector, and spotlights. A cupboard off the hallway houses the non-vented system water tank.

**Master Bedroom: 4.** 6.9m x 4.46m (approx.) This bright double bedroom benefits from dual aspect windows providing natural sunlight, with views to the front and side of the property. The room has downlighters, a mirrored walk-in fitted wardrobe, a panel heater, neutral carpet and en-suite.

**En-suite:** 2.25m x 2.17m (approx.) A good sized en-suite shower room tiled throughout, with modern two piece ivory suite, chrome heated towel rail, vanity mirror with lights and shaver point, underfloor heating, and enclosed shower cubicle. A Velux window provides picturesque views of the surrounding landscape.

**Bedroom 2:** 3.88m x 3.09m (approx.) With views overlooking the rear garden through two large Velux windows, this double bedroom benefits from a walk-in wardrobe, central light fitting, neutral carpet, panel heater and en-suite bathroom.

**En-suite:** 2.80m x 2.25m (approx.) This is fully tiled with a modern two piece white suite, tiled flooring and large Velux window to the rear garden with stunning views of the surrounding hills. A spa bath with steam cabinet and various shower options provides a haven in which to relax.

**Bedroom 3:** 3.89m x 3.60m (approx.) Overlooking the front and side of the property, this good sized double bedroom benefits from a panel heater, walk-in wardrobe, neutral carpet and an en-suite shower room.

**En-Suite:** 2.46m x 2.23m (approx.) This is a fully tiled en-suite in neutral décor with a large Velux window overlooking the rear garden and hills beyond. There is a chrome heated towel rail, vanity mirror, light and shaver point, underfloor heating and enclosed corner shower cabinet.

### **(Outside)**

A large patio area, accessible from the kitchen or conservatory, is ideal for al fresco dining, having an electric awning fitted with two heaters and lighting. There are connections for a hot tub within the patio area making it an ideal space for relaxing in after a busy day. The tranquil garden is stunning, well maintained with an attractive water feature and summer house. A Klargester sewage treatment tank is concealed in the western boundary of the garden grounds. This is shared by 13 surrounding properties, and maintained by a Residents' Association.

### **(Other Information)**

All fitted floorings, blinds, curtains, light fittings and kitchen white goods are included in the sale.

#### **View this property here**

<https://www.aspc.co.uk/search/property/358821/High-Trees--9-Morven-Way/Ballater/>

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