

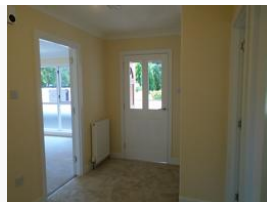
**35 Dee Street,**  
Ballater, AB35 5QS

Fixed Price  
**£185,000**

**Under offer**

 **2**
 **1**
 **1**

 **86 m<sup>2</sup>**
EPC **E** Council Tax Band **E**



#### Contact Solicitor

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#### Features



Garage



Garden

## Description

We have pleasure in offering to the market for sale this **SUPERIOR TWO BEDROOM DETACHED BUNGALOW** set in the heart of Ballater, Royal Deeside. Recently refurbished to a high standard this property is nestled in a quiet residential area within walking distance to all the amenities the picturesque village has to offer. This spacious property benefits from natural sunlight throughout and is serviced by oil fired central heating, double glazing and complimented with neutral décor. There is ample storage throughout the bungalow which comes complete with off street parking and a garage to the rear.

**ACCOMMODATION: VESTIBULE, HALL, MASTER BEDROOM, DOUBLE BEDROOM, DINING KITCHEN AND UTILITY ROOM.**

**OUTSIDE: GARDEN WITH PATIO AREA AND SHED, OFF STREET PARKING AND GARAGE.**

**VESTIBULE:** Enter the front garden through a decorative iron gate leading to red tiled steps to a solid wooden door with glass panels above and to the side. A spacious vestibule complete with laminate flooring and large fitted storage cupboard with shelving.

**HALL:** A bright spacious hall with laminate flooring and providing access to all the accommodation. Loft hatch with Ramsay ladder, benefiting from partial flooring offering added storage. Large deep storage cupboard with shelving.

**LOUNGE: 4.99M X 3.55M (approx.)** A welcoming spacious lounge overlooking the front of the property with open views provided by the large picture window with frosted base panes for privacy. Neutral carpet, coving, radiator and central ceiling light.

**BEDROOM 2: 3.58M X 3.50M (approx.)** A good sized bright bedroom overlooking the front of the property. A neutral carpet, coving and deep fitted double wardrobe with shelving, hanging rails and completed with modern sliding doors.

**MASTER BEDROOM: 3.71M X 3.50M (approx.)** Located to the rear of the property with large window allowing natural sunlight to stream into the bedroom. Neutral carpet, coving, large deep double fitted wardrobe with modern sliding doors complete with hanging rails and shelving. Ample electric sockets and television point.

**FAMILY BATHROOM: 2.56M X 2.09M (approx.)** A well-appointed modern fitted bathroom complete with three piece white suite comprising of WC, wash hand basin with fitted vanity unit and contrasting black work top. Bath with overhead electric Mira shower complete with shower glass and completed with modern white tiling with decorative black and grey tiles. Frosted glass window to the rear, modern chrome heated towel rail and attractive laminate flooring.

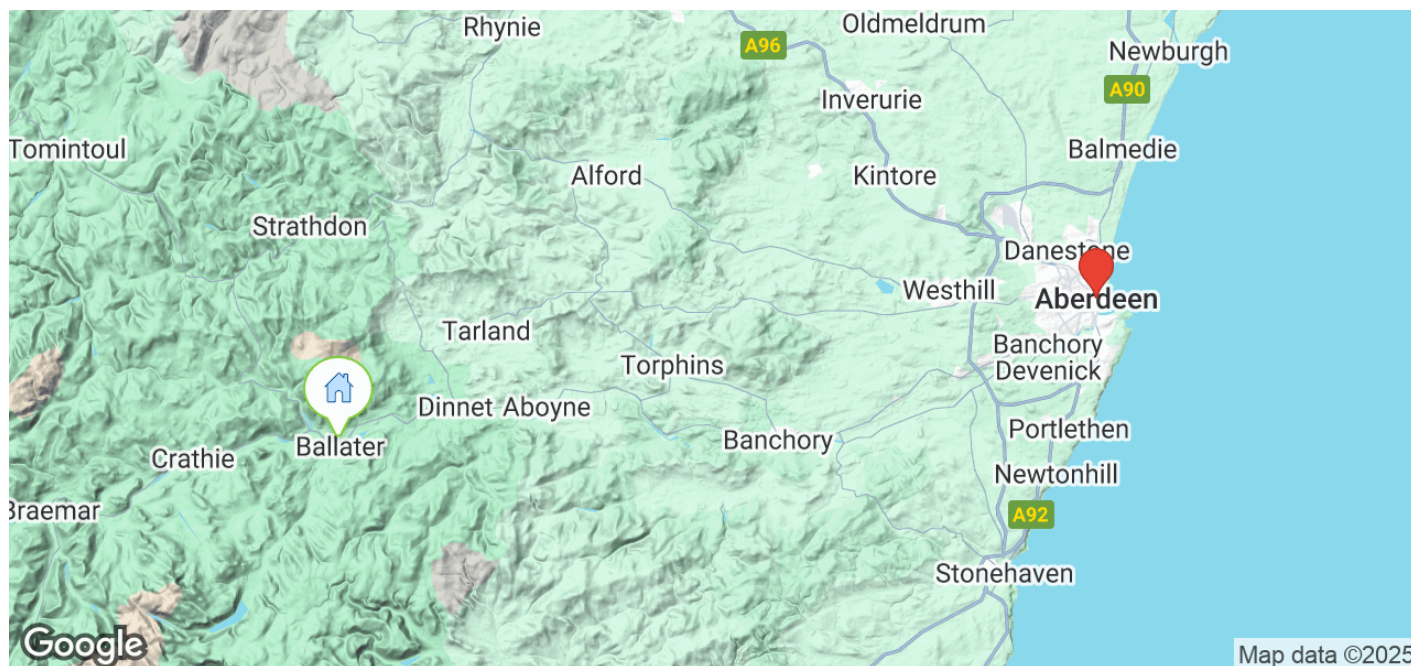
**DINING KITCHEN: 5.00M X 3.56M (approx.)** An inviting spacious dining kitchen located at the rear of the property with ample space for a dining table or family seating. Natural sunlight beams through the large picture window in the dining/family area which is fitted with a neutral carpet and the kitchen benefits from laminate flooring leading to the utility room. The kitchen has ample cream fitted wall and base units complete with fitted lighting. Coordinating wood effect worktop complete with breakfast bar and attractive tiled splash back. Fitted with integrated Lamona appliances consisting of a dishwasher, electric hob with oven below and a modern stainless steel extractor hood above. There is space available for an upright fridge freezer. Central light fittings, coving, heat detector and radiator.

**UTILITY ROOM: 3.03M X 1.66M (approx.)** Leading from the kitchen with co-ordinating fitted wall and base units and worktop. Stainless steel sink with mixer tap and drainer. Space for washing machine and tumble dryer. Large fitted cupboard housing the boiler and providing ample storage space with shelving. Laminate flooring with matwell and door leading to the back garden.

**OUTSIDE:** The property is surrounded with a small wall. The rear garden is mainly laid to lawn with a vegetable plot and a patio area ideal for al fresco dining and relaxing in. A shed and rotary dryer complete the rear garden. To the side of the property there is a communal driveway for off street parking and leading to two garages. The garage to the left belongs to number 35.

**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:** Enter Ballater on the A93 from Aberdeen, turn right at the crossroads and immediately left after the Alexandra Hotel into Deebank Road. Continue down Deebank Road and turn left at the crossroads. Number 35 is on the left hand side clearly marked with our Laurie & Co 'For Sale' sign.



### View this property here

<https://www.aspc.co.uk/search/property/360193/35-Dee-Street/Ballater/>

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