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DALMORE HOUSE, FIFE BRAE, BRAEMAR, BALLATER, AB35 5NS
FIXED PRICE: £400,000

CAMPBELL
BOATH

Solicitors & Estate Agents

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MEMBER

Accommodation Comprises: Entrance Vestibule, Reception Hall, Lounge/Dining Room, Conservatory, Kitchen, Utility Room, Office/Bedroom 4, Three Further Bedrooms, Family Bathroom
Guest Suite: Living Room/Kitchen, Bedroom & Ensuite Shower Room.
Second Guest Suite: Bedroom/Lounge with Ensuite Shower Room.
External: Front and Rear Gardens, Driveway to either Side of House.

This spacious DETACHED BUNGALOW is located in the charming Highland village of Braemar within the picturesque Cairngorm National Park. The property offers stunning views of the Cairngorms. The property presents a fantastic opportunity for purchasers seeking a home with flexible living space that can be adapted to suit a variety of individual requirements. The property consists of the main living quarters with two separate self-contained self-catering Guests Suites on either side of the bungalow, both having separate entrances from the main house and private parking. Benefits include oil fired central heating and double glazing. Early internal viewing is highly recommended.

MAIN HOUSE

ENTRANCE: -

A UPVC door gives access to the entrance vestibule. Built-in cloak cupboard. Glazed door to reception hall. Laminate flooring.

LOUNGE/DINING ROOM: -

Approximately 30'3" x 17'10". This spacious room has two clearly defined areas with the lounge being carpeted and having a feature log burning stove and large double-glazed sliding patio doors giving access to a raised decking area. The room enjoys panoramic views of the Cairngorms. The dining room area has laminate flooring and French glazed doors giving access to the Conservatory. Two radiators.

CONSERVATORY: -

Approximately 15'6" x 10'9". Spacious conservatory with fitted blinds. Laminate flooring.

KITCHEN: -

Approximately 9'0" x 8'9". The kitchen has a range of base and wall mounted storage cupboards with contrasting work surfaces. There is a stainless-steel sink. Tiled splashback. There is a double-glazed window offering outlook towards the rear garden area. Integrated appliances included an eye level grill with oven below and a halogen hob. Breakfast bar. Vinyl flooring.



UTILITY ROOM: -

Approximately 8'7" x 5'11". The utility room has plumbing connections for a washing machine. Clothes drying pulley. A UPVC door gives access to the rear garden.



BEDROOM 1: -

Approximately 12'8" x 10'3". Double-glazed window offering outlook towards the rear garden. Built-in wardrobe. Carpet. Radiator.



BEDROOM 2: -

Approximately 11'8" x 10'7". Double-glazed window offering outlook towards the front of the property. Carpet. Radiator.



EN-SUITE SHOWER ROOM: -

Comprising W.C., wash hand basin and shower enclosure with electric 'Mira' shower. Tiled splashback. Radiator.

BEDROOM 3: -

Approximately 10'8" x 9'8". Double-glazed window offering outlook towards the front of the property. Carpet. Radiator.

OFFICE/BEDROOM 4: -

Approximately 11'6" x 10'11". Currently used as an office but can be adapted to fit individual requirements. Double-glazed window with outlook to the front. Carpet. Radiator.

FAMILY BATHROOM: -

The bathroom comprises W.C., vanity wash hand basin with cupboards below and a separate shower enclosure with electric 'Mira' shower above. Wet wall splashback. Vanity mirror. There is a double-glazed window offering a good deal of natural light. Towel radiator.



GUEST SUITE

This guest suite can be accessed from the main house via an internal door. It also has its own access to the side of the property with off street parking and a private courtyard.



LOUNGE/KITCHEN: -

Approximately 20'1" x 12'2". The lounge area has a feature fireplace and double-glazed patio doors which lead to an enclosed courtyard. Carpet. Radiator. The kitchen area has wall mounted and floor standing units with a breakfast bar. There is a stainless-steel sink. Electric hob with oven below. Tiled splashback. There is a double-glazed window with fitted vertical blinds offering outlook to the side of the property.



BEDROOM: -

Approximately 9'5" x 8'10". The bedroom has a double-glazed window offering pleasant outlook towards the front of the property. Fitted roller blind. Carpet. Radiator.

EN-SUITE SHOWER ROOM: -

Comprising W.C., wash hand basin and a shower enclosure with thermostatic shower. Tiled splashback. Vinyl flooring.

SECOND GUEST SUITE

The second guest suite is located at the opposite side of the main house and can be access through an internal door from the rear hall. It also has its own external access via an enclosed courtyard and has its own off-street parking.

LOUNGE/BEDROOM: -

Approximately 14'3" x 10'8". The bedroom area is carpeted and has double glazed French patio doors. There is a kitchen area with fitted cupboards electric hob and built-in microwave. Stainless steel sink.

EN-SUITE SHOWER ROOM: -

Comprising W.C., wash hand basin and shower enclosure with electric 'Mira' shower. Tiled splashback. There is a double-glazed window offering a good deal of natural light. Tiled flooring. Radiator.

EXTERNAL: -

The front garden has an area of grass with border shrubs. There are two off street parking areas to either side of the property. The rear garden is fully enclosed and has an area grass with border shrubs and trees.



Owner: Clients of Campbell Boath

Viewing: Telephone Campbell Boath Solicitors on 01382 202060

or **Email:** property@campbellboath.com

Office Opening Hours: Monday - Friday 9am - 5pm



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All measurements have been taken by a sonic tape measure and therefore may be subject to a small margin of error. Whilst the Selling Agents believe the above details to be correct, no warranty can be given and any potential purchaser should satisfy themselves as to the accuracy of.