



**A 4 BEDROOM PROPERTY WITH POTENTIAL FOR 5 BEDROOMS
IN A SECLUDED SOUTH FACING SETTING WITH SUPERB VIEWS**

ELEANBURN, BRIDGE OF GAIN, BALLATER, ABERDEENSHIRE, AB35 5UD

savills

4 BEDROOM PROPERTY WITH POTENTIAL FOR 5 BEDROOMS IN A SECLUDED SOUTH FACING SETTING WITH SUPERB VIEWS

ELEANBURN, BRIDGE OF GAIRN, BALLATER, ABERDEENSHIRE, AB35 5UD

Summary

Entrance vestibule ♦ Reception hallway ♦ Lounge with spectacular views ♦ Dining room ♦ Study ♦ Kitchen ♦ Family room ♦ Laundry room ♦ Principal bedroom with en suite shower room ♦ Cloakroom with WC and wash hand basin Integral wood and coal store ♦ Integral double garage

First floor: Three double bedrooms, one with balcony and commanding views ♦ Family bathroom

EPC = F

Ballater 1.9 miles ♦ Braemar 14 miles ♦ Aboyne 12 miles
Banchory 22milles ♦ Aberdeen 41 miles

Directions

Travelling on the A93, on reaching the town of Ballater itself from the main square continue to follow the A93 and pass the road signposted for Tomintoul. On the left hand side is the Savills signboard beside the Creag Meggan Bed and Breakfast sign. Turn immediately left into the driveway and sharp right for the private driveway for Eleanburn.

Location

Ballater is a delightful village in the heart of Royal Deeside, one of the most scenic and renowned parts of Scotland. It is situated on the eastern side of the Cairngorm National Park. Balmoral Castle lies approximately six miles to the west.

Ballater offers a wide range of amenities with a good range of quality shops, restaurants and hotels. There is a Medical Centre, Ballater Primary School has an excellent reputation with secondary education at Aboyne Academy.

Aberdeen has private schools, two universities and several colleges of further education.

Ballater hosts many popular events, such as the Ballater Walking Festival, Victoria week, the Ballater Highland Games, The Etape Royale and the Ballater Winter Festival.



The area has a wonderful range of outdoor activities. It offers superb opportunities for walking, hill walking, on and off road cycling, riding and gliding are nearby. There is an excellent 18 hole golf course with clubhouse, and further golf courses at Braemar, Balmoral and Aboyne. There is superb trout and salmon fishing on the River Dee and local lochs. Deer stalking, pheasant and grouse shooting are other popular sporting pursuits. The Ballater community also offers countless clubs, gatherings and social activities.

During the winter months, the ski centres at Glenshee, the Lecht and Aviemore are only a short journey away.

Ballater is situated on the A93 which runs north from Perth, passes through Glenshee and then follows the River Dee to Aberdeen. It is perhaps one of the loveliest routes in Scotland. There is a regular bus service to and from Aberdeen and Aberdeen and Perth provide train services to the south. Sleeper services are available from Aberdeen and the airport has a range of domestic and European flights.

Description

Commanding a secluded, south facing aspect with superb views, this detached brick and timber house with tiled roof was architect-designed and individually constructed in 1987 by Span. An emphasis has been placed on large windows and patio doors to maximise the natural light and to take full advantage of the superb views. There is an abundance of storage space with deep and extensive wardrobes and cupboards.

Accommodation

Exceptionally generous and bright accommodation begins with an entrance vestibule with double cupboard for coats, opening onto the spacious reception hallway. The principal bedroom has patio doors opening onto the garden and an en-suite shower room. The fully fitted kitchen has an extensive range of oak cabinets including a corner larder unit. There is access to the garden from the utility/laundry room adjacent to the kitchen. An open archway from the kitchen leads into the family room which has patio doors and an open fire. The spacious dining room leads into the study. The rear inner hall has a log and coal store and a cloakroom with WC and wash hand basin. Situated at the south west corner of the house is the delightful lounge with spectacular views and direct access to the patio area.

The large wooden staircase leads to the first floor landing which has a family bathroom, three double bedrooms, one of which has sliding patio doors opening on to a large covered balcony overlooking gardens, duck pond and panoramic views of forested hillsides and the River Dee. There is an access point for development of a potential fifth bedroom above the garage.



Outside

Garage

The integral double garage has an electric door, power, light and window.

The private driveway which has ample turning and parking spaces is secured by electric gates. An external porch and driveway light provide security lighting. The mature garden is beautifully landscaped and has large areas of lawn. There are apple and plum trees and a large fruit cage with raspberry, blackcurrant and gooseberry bushes. Stone footpaths and steps lead down to the duck pond. The south-facing patio areas are well positioned to enjoy alfresco entertaining and relaxation.

Services

Mains electricity, private water, private drainage. Propane gas.

Fixtures and fittings All fitted carpets, floor coverings, curtains, lights and bathroom fittings are included in the sale price.

Local Authority

Aberdeenshire Council Tax Band G.

Home Report & Energy Performance

A copy of the full Home Report and Energy Performance Certificate is available on request.

Servitude rights, burdens and wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Possession

To be by mutual agreement.

Offers

Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection.

Viewing

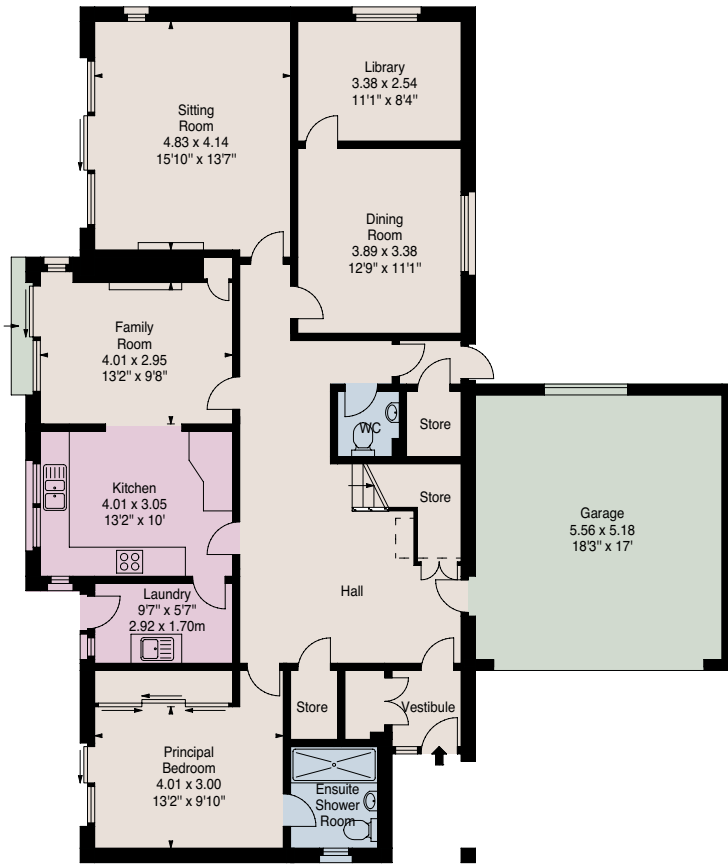
Strictly by appointment with Savills – 01224 971110



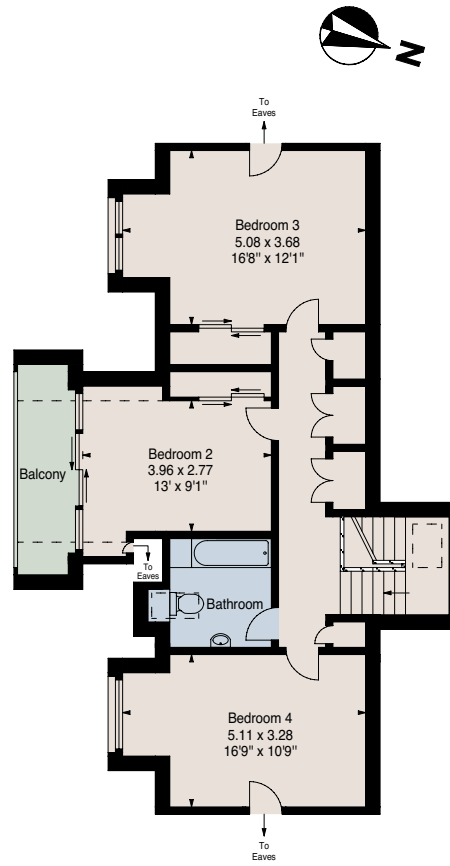
FLOORPLANS

Gross internal area (approx):
237.92 sq.m (2561 sq.ft)
(Including Garage)

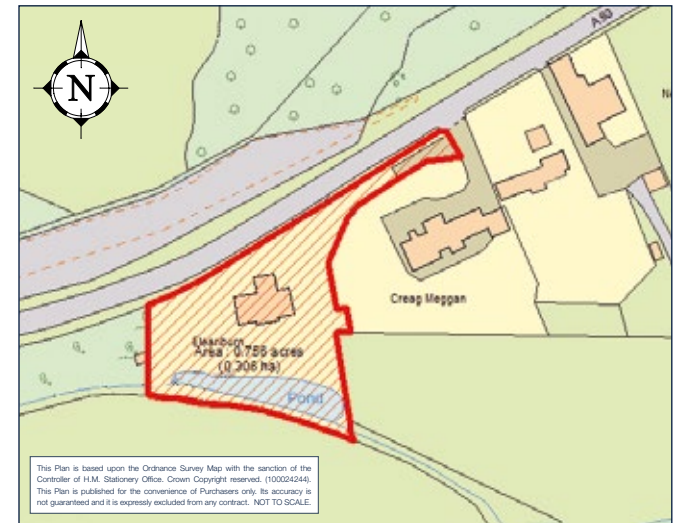
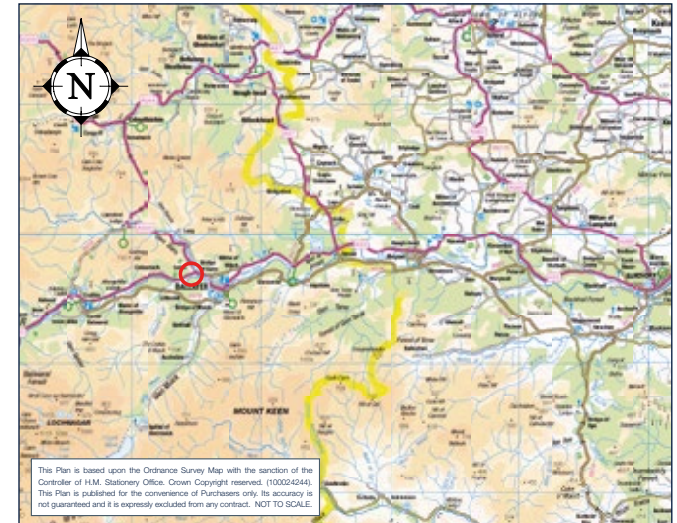
For Identification Only. Not To Scale.



Ground Floor



First Floor



Savills Aberdeen
5 Queen's Terrace,
Aberdeen, AB10 1XL
aberdeen@savills.com
01224 971110

savills.co.uk

Important Notice Savills, their clients and any joint agents give notice that: 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 17/08/02 SP

