



*FANTASTIC 4-BEDROOM DETACHED  
ARCHITECTURALLY DESIGNED FAMILY HOME*



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McEwan Fraser Legal are delighted to offer to the market this fantastic 4-bedroom detached architecturally designed home. Individually constructed in 1987 with a south-facing aspect with uninterrupted views across the open countryside to the River Dee and the mountains. The current family owners during their tenure have continuously upgraded and modernised when and where necessary regardless of cost. Recent upgrades include extensive external roof works, two new woodburning stoves, with all south-facing windows and patio doors being replaced.

The generous accommodation with an abundance of charm and character over two levels provides a versatile modern-day family living. An ideal family home with room to grow would also suit the extended family or for those wishing to enjoy rural living in one of Scotland's most desirable areas. An absolute must-view to fully appreciate the property its location and its views.

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The entrance vestibule with double cupboard opens into the spacious reception hallway which gives access to all ground floor accommodation. The dining kitchen is fitted with multiple wall and base-mounted units with integrated and stand-alone appliances, an open archway from the kitchen leads into the family room with a woodburning stove and patio doors to the garden. The bright and spacious lounge has spectacular views from a huge picture window and patio doors that flood this room with natural light, a woodburning stove adds that touch of grandeur. The master bedroom with triple mirrored wardrobes has patio doors to the garden and has an en-suite shower room. The spacious formal dining room opens to a home office /study, with further accommodation on the ground floor that includes a utility room, a guest WC, and an internal wood store.







**The Lounge**





**Dining Room**





**Bedroom 1**









THE STUDY



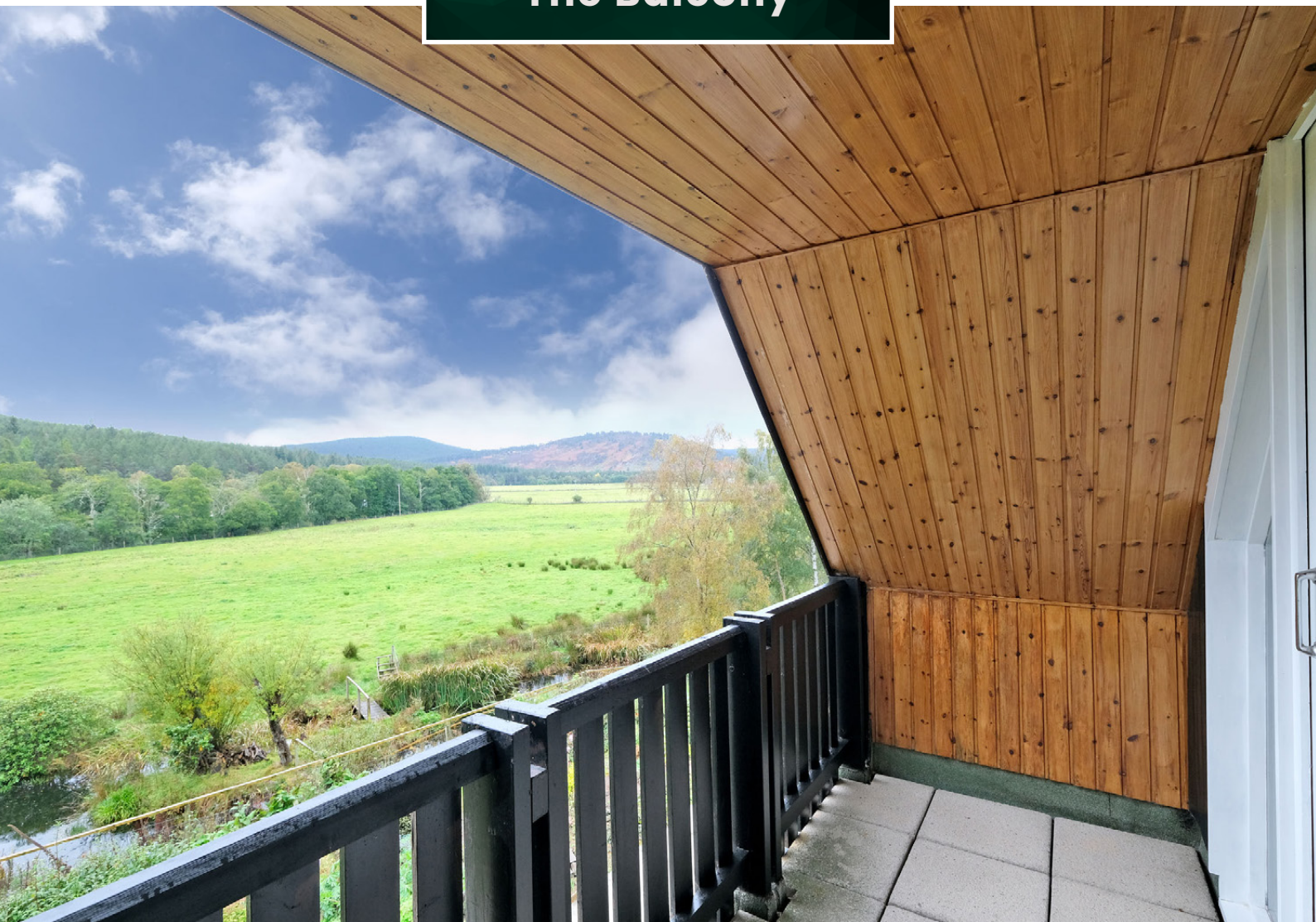
UTILITY

A carpeted staircase with a wooden balustrade with skylight above leads to the first floor where you have three south-facing double bedrooms with the central bedroom having sliding patio doors opening onto a large covered balcony, with uninterrupted panoramic views of the gardens and across to the mountains. A three-piece family bathroom completes the accommodation. In addition, there are multiple cupboards on both floors.





**The Balcony**





**Bedroom 3**





**Bedroom 4**





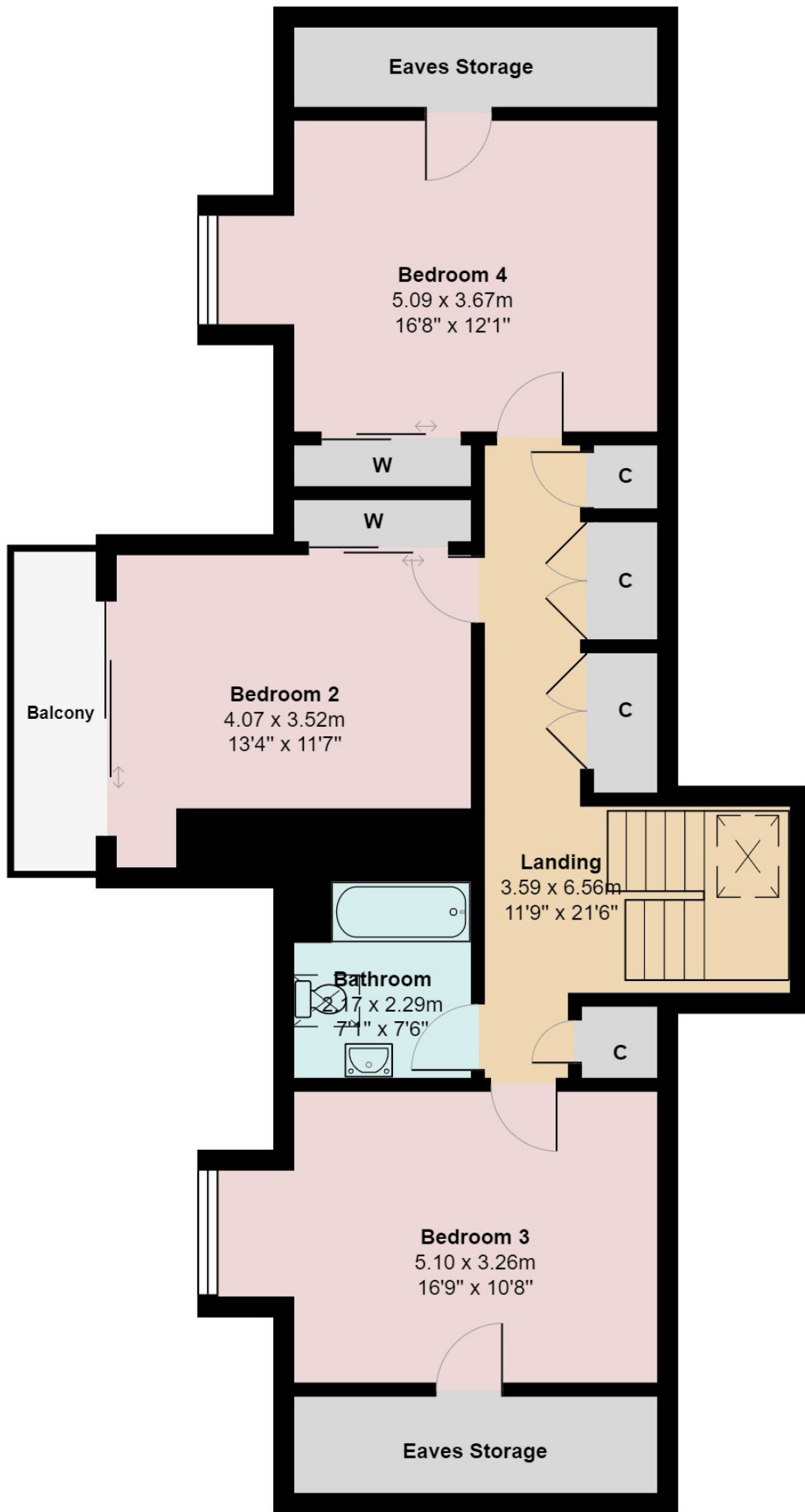


Gross internal floor area (m<sup>2</sup>): 201m<sup>2</sup>

EPC Rating: D

## Ground Floor







A private hedge-lined driveway leads to the property where there is ample parking. The mature south-facing gardens have been landscaped with areas of lawn and borders that are awash with colour throughout the year from various types of shrubs, plants and seasonal flowers. A serpentine path leads around the garden where you have a choice of seating areas to enjoy some alfresco dining and entertaining. A stone footpath leads down to the duck pond which is frequented by the local wildlife, including rare water voles, ducks and ducklings, coots, herons, frogs and fish. There are apple and plum trees with a productive large fruit cage with raspberry, blackberry and gooseberry bushes. The greenhouse and garden sheds complete the garden and will remain.

The integral double garage has power and light, a window and an electric door. The property has mains electric, private water, LPG central heating and drainage to a septic tank and soakaway.

## The Garden







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Eleanburn is nestled within a small rural hamlet of existing houses at the Bridge of Gairn, set back from the A93 1.5 miles west of the historic Victorian village of Ballater, in the heart of the Royal Deeside, the Eastern gateway to the Cairngorms National Park. The Scottish residence of the Royal Family, Balmoral Castle, lies approximately 6.1 miles away and attracts local and global visitors alike. The property and local area are renowned for its splendid countryside and breathtaking scenery, most notably Lochnagar Mountain and Loch Muick. There is a wide range of leisure pursuits available, including superb walking and cycling with on and off-road opportunities at all levels, mountaineering, golf, fishing on the River Dee and horse-riding. There is also ample opportunity for winter sports, with skiing at Glenshee, the Lecht and Aviemore, and only a mile from the Hilton Country Club and all its leisure facilities.

The Old Deeside Railway Line provides excellent further cycling or walking routes into Ballater and on to Aberdeen. This attractive, friendly village enjoys a wide range of shops, restaurants, delicatessens, hotels and a medical centre and offers many other activities and events such as the Ballater Walking Week, Victoria Week and the Ballater Highland Games. Ballater Primary School has an excellent reputation, with secondary education at nearby Aboyne Academy. With a regular bus service to Aboyne and beyond, the village is within easy commuting distance to the business parks in both the Westhill and Kingswells of Aberdeen.

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## The Location



**LOCH MUICK**



**OLD BALLATER STATION**



# McEwan Fraser Legal

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