



Daisy Bank

Braemar, Royal Deeside, Aberdeenshire

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& PARKER**

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An important Category B listed detached cottage with attached 'wee house' located in the heart of Braemar.

An attractive double-fronted two bedroom family home combining modern amenities, sash glazing, original fireplaces and a wealth of exposed wooden flooring to provide a cohesive and practical living and entertaining environment. It is located at the heart of a desirable Royal Deeside village with wonderful mountain views.



2 RECEPTION ROOMS



2 BEDROOMS



1.5 BATHROOMS



GARDEN SHED



PRIVATE GARDEN



FREEHOLD



VILLAGE



1,033 SQ FT



£395,000



The property

Daisy Bank is the best surviving intact example of the properties in Braemar which follow the distinctive traditional character of simple single storey and attic cottage with associated timber 'wee house'. This building type is of particular significance in Braemar since it is clear evidence of the tourist based development of the village in the mid to late 19th century. In this case the survival of both the cottage and the wee house intact make Daisy Bank the most remarkable example of this pairing of buildings; it is also now unique in that its 'wee house' adjoins the main building, other examples of adjoined wee houses have been lost, a factor which only adds to this particularly special survival. Daisy Bank also displays the traditional methods used in the construction of these cottages and the use of the region's traditional materials, granite, timber and slate, is also clearly evident.

The timber 'wee house' is a particularly unusual survival and demonstrates the historical development of the village through tourism. In the nineteenth

century Deeside was increasingly seen as a health resort, and this, combined with the beauty of the landscape drew comparisons with Switzerland, a perception which was only enhanced by the 'Alpine' character of some of the buildings. Therefore, and especially after the Royal Family spent time in the area from the 1840s, and the arrival of the Railway in the 1850s, there was an increasing influx of tourists with money to spend. In response, the residents of Braemar built 'wee houses' in their gardens to live in during the summer season, so they were able to let their cottages to visitors to the area.

The presence of bell pushes in the rooms of Daisybank, along with the bell box in the kitchen, give further insight into the lives of the past residents, indicating that service was an inescapable element of life while the cottage was let to guests. Like the cottage the adjoined timber wee house at Daisybank has survived with little or no alterations, retaining its internal panelling, range and washhouse.



The accommodation flows from a welcoming reception hall with useful storage and includes a front-facing sitting room with a feature open fireplace and built-in cabinetry, and a front-facing dining room with a granite fireplace housing a wood-burning stove. This room also features fitted storage and an alcove, likely once used for a box bed, as well as access to a family shower room. To the rear, a bright triple-aspect kitchen/utility room is fitted with a range of wall and base units, modern integrated appliances, and a defined utility area, with a door opening to the rear garden.

On the first floor the property provides two bedrooms, both with front aspect canted dormer windows, together with a useful cloakroom flanked by walk-in storage. The current owners have undertaken a restoration project over the last 20 years which has meant that the property retain considerable period charm, with sash glazing, original fireplaces, and a wealth of exposed wooden flooring.

Outside

The well-maintained garden to front and rear is laid mainly to level lawn bordered by well-stocked flowerbeds and features a lean-to shed to the rear.

Location

Located in the heart of the Cairngorms National Park, Braemar is the home to the world famous Braemar Highland Games, it also has a village hall, community tennis court, small supermarket with a Post Office, multiple pubs, the world renowned Fife Arms Hotel which has two excellent restaurants. The village also has a health centre, pharmacy, independent shops and cafes, as well as a primary schooling and a golf course. Ballater offers a wide range of coffee shops, restaurants and specialist stores, many bearing the Royal Warrant. The area is renowned for its wide range of leisure pursuits including golfing, county sports, fishing on the River Dee, hill walking, mountain biking and winter sports at the nearby Glenshee. The A93 gives direct access to Perth and Aberdeen which are 49 and 57 miles respectively.



Distances

- A93 (Old Military Road) 0.2 mile
- Balmoral 11.7 miles
- Ballater 17.0 miles
- Aboyne 27.0 miles
- Perth 47.8 miles

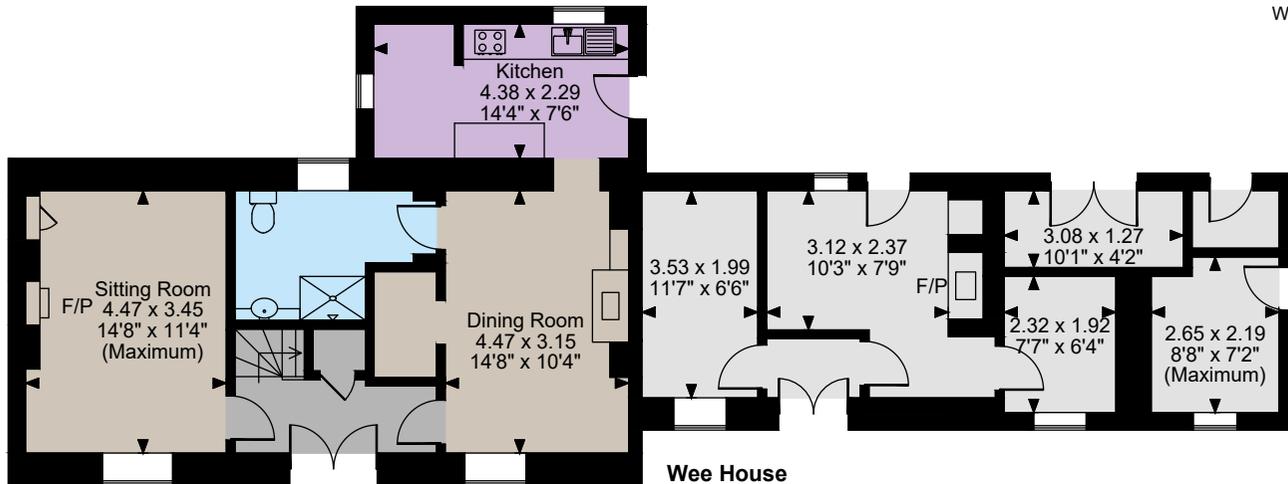
Key Locations

- Kindrochit Castle
- Highland Games Centre
- Braemar Castle
- Linn of Dee
- Mar Lodge Estate
- The Fife Arms Hotel
- Glenshee Ski Centre
- Balmoral Castle
- Royal Lochnagar Distillery Ballater

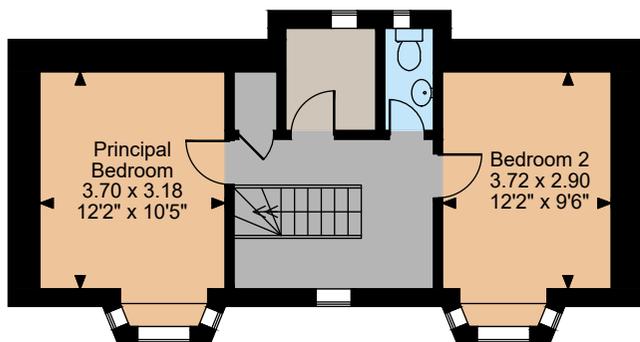
Nearby Schools

- Braemar Primary School
- Aboyne Academy





Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.

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Floorplans

Main House internal area 1,033 sq ft (96 sq m)

Wee House internal area 428 sq ft (40 sq m)

Total internal area 1,461 sq ft (136 sq m)

For identification purposes only.

Directions

Postcode: AB35 5YS

what3words: ///ships.moods.suspends - brings you to the driveway

General

Local Authority: Aberdeenshire Council, Cairngorms National Park Authority

Services: Electricity - mains, Water - mains, Drainage - mains, Heating - oil

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band C

EPC Rating: F

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

Perth

5 St John Street, Perth, PH1 5SP

01738 567892

perth@struttandparker.com

struttandparker.com



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