



3 Canmore Road  
Braemar, Aberdeenshire

## An immaculately presented, spacious and light-filled executive style home.

A stunning modern home with light, airy accommodation and stylish contemporary décor and fittings. 3 Canmore Road is set in a magnificent location in the heart of the Cairngorms National Park and is located within striking distance of the centre of the charming and historic village of Braemar.



**2 RECEPTION ROOMS**



**3 BEDROOMS**



**3 BATHROOMS**



**GARAGE**



**GARDEN**



**FREEHOLD**



**VILLAGE**



**1766 SQ FT**



**OFFERS OVER  
£440,000**

### The property

Built in 2014, the home is well insulated and benefits from timber framed, double-glazed windows, and under floor heating throughout the ground floor. Extremely economical to run and with very reasonable energy bills, this is the perfect lock up and leave home for both permanent residents, or second-home owners.

The light-filled entrance hallway leads to a generous living room with views to the garden and an enchanting forest to the rear. A wood burning stove adds atmosphere for cosy nights in, while plantation shutters add a stylish touch and privacy from the street.

Across the entrance hall is a spacious kitchen complete with integrated appliances: fridge, washing machine and a dishwasher. The dining area offers great entertaining space with plantation shutters on the front window. The ground floor is completed with a powder-room and two generous storage cupboards and a large garage with access to the rear garden.

The first floor has three bedrooms, the principal bedroom enjoys dual aspect views and an en suite shower room which has been renovated in modern style. Bedroom 2 offers space for super king size bed and feature mirrored wardrobes with beautiful views of the garden and woodland beyond, there is a third super king bedroom with storage and views to the front of 3 Canmore Road. There is a modern family bathroom.

An added feature is the provision of plumbing to accommodate an upstairs washing machine and dryer which can be discreetly tucked away in the family bathroom.

### Outside

The property enjoys a lovely private and enclosed rear garden, perfect for entertaining, or curling up with a good book in the sun. The gardens back onto pretty woodlands from where an abundance of wildlife, including red squirrels and birds, can be enjoyed and offers peace and tranquillity. Generous off-street parking lies to the front of the property.



## Location

The charming village of Braemar is set in a stunning position in the heart of the Cairngorms National Park surrounded by dramatic rolling hills and mountain landscapes. The village provides various everyday amenities, including several shops, pubs, restaurants and cafés.

Every September the Braemar Gathering, possibly the most famous of Scotland's Highland Games, is attended by King Charles together with other members of the Royal family, and draws both competitors and visitors worldwide.

Decorated with priceless artworks, the Fife Arms hotel has recently been fully refurbished and is a popular venue for guests seeking five-star accommodation, a choice of restaurants and a fabulous Spa which is available to village residents.

Braemar Golf Course - the highest in the UK, Tennis courts, a wealth of hiking trails and other pursuits are a stone's throw from the village. In winter, Glenshee

ski resort is only 15 minutes' drive away. Balmoral Castle is a short drive in the other direction, along the picturesque banks of the River Dee, and where you will also find Lochnagar Distillery.

One of the main attractions of the village is its secluded nature, nestled within the wild landscapes of the Cairngorms National Park. The towns of Blairgowrie and Banchory are around an hour away, providing further amenities, including access to shops and larger supermarkets. Further afield, Aberdeen provides a wealth of shopping and leisure facilities as well as an airport connecting to the rest of the UK and European destinations, while Perth is around 50 miles to the south.



## Distances

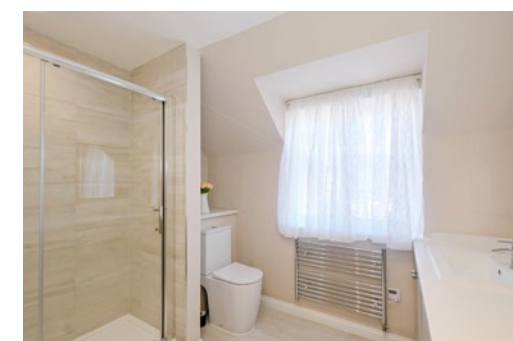
- A93 (Old Military Road) 0.2 mile
- Balmoral 11.7 miles
- Ballater 17.0 miles
- Aboyne 27.0 miles
- Perth 47.8 miles
- Aberdeen 59 miles

## Key Locations

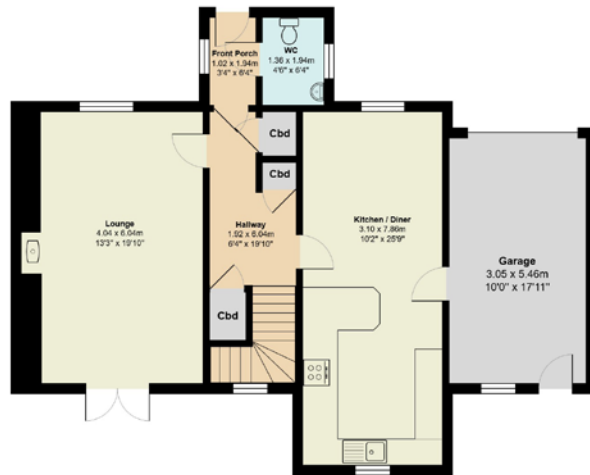
- Kindrochit Castle
- Highland Games Centre
- Braemar Castle
- Linn of Dee
- Mar Lodge Estate
- The Fife Arms Hotel and Spa
- Glenshee Ski Centre
- Balmoral Castle
- Royal Lochnagar Distillery Ballater

## Nearby Schools

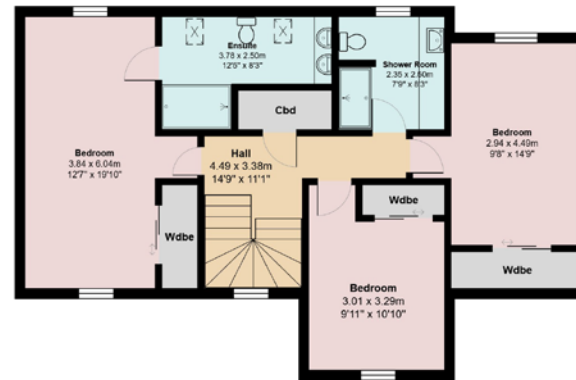
- Braemar Primary School
- Aboyne Academy



3 Canmore Road



Ground Floor



First Floor

Total Area: 164.0 m² ... 1766 ft²

## Floorplans

House internal area 1,766 sq ft (164 sq m)

For identification purposes only.

## Directions

Post Code: AB35 5XG

what3words: ///fairly.germinate.myths

## General

**Local Authority:** Aberdeenshire Council

**Services:** Electricity - mains, Water - mains, Drainage - mains, Heating - air source heating

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

**Council Tax:** Band F

**EPC Rating:** Band A

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

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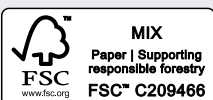
## Perth

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