




Kindrochit Lodge


Braemar, Royal Deeside

A detached four bedroom house set in around 3 acres located on the edge of the sought after village of Braemar


An attractive double-fronted family home combining modern amenities, generously-proportioned rooms and neutral décor with period features including turreted rooms, sash glazing and original fireplaces to provide a characterful and practical living and entertaining environment. This is thought to be one of the largest gardens in Braemar at around 3 acres.




2 RECEPTION ROOMS




4 BEDROOMS




3 BATHROOMS




PRIVATE PARKING




3 ACRES




FREEHOLD



VILLAGE



1971 SQ FT



OFFERS OVER £550,000



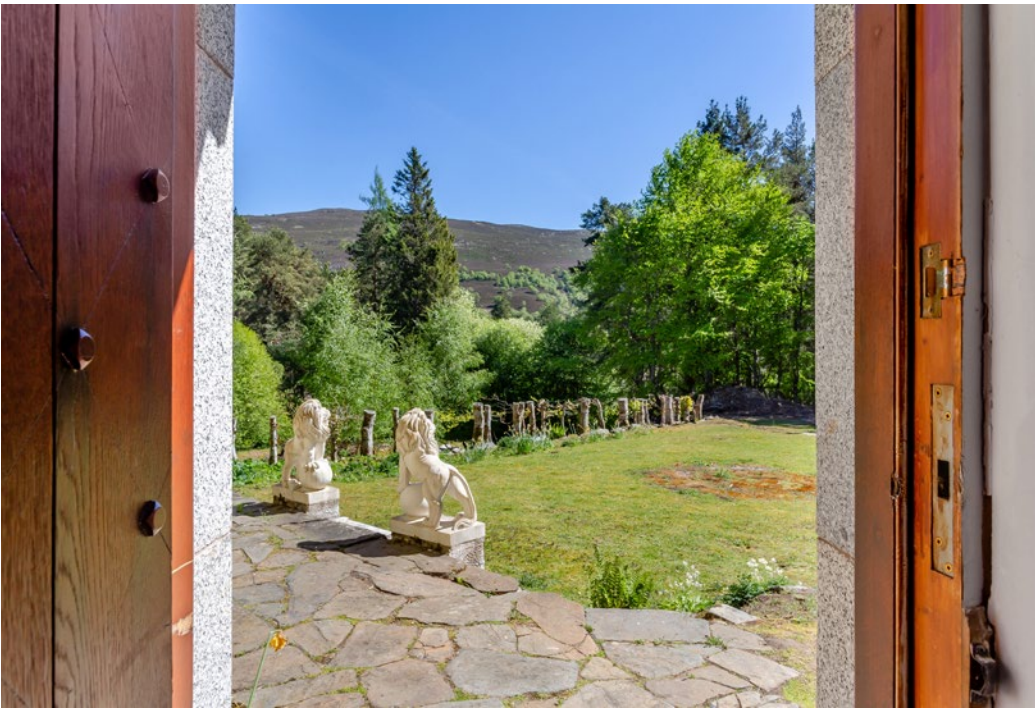
The property

Kindrochit Lodge is an attractive stone-built and rendered family home offering almost 2,000 sq ft of light-filled flexible accommodation arranged over two floors. Configured to provide a characterful yet practical setting for both everyday living and entertaining, the property combines modern amenities, generously proportioned rooms, high ceilings, and neutral décor with charming period features such as turreted rooms, sash windows, and original fireplaces.

The accommodation flows from a welcoming reception hall, set within the turret, which features a curved front-aspect wall with a stained glass window, chequerboard-tiled flooring, and Jack and Jill access to a modern family bathroom. From here, the layout comprises a central front-aspect sitting room with a feature fireplace and a door leading to a part-vaulted, dual-aspect kitchen. The kitchen is fitted with a range of contemporary high-gloss wall and base units, complementary work surfaces, and modern integrated appliances. Further a dual-aspect double bedroom

accessed from the reception hall, which features a stained glass window, fitted storage, and Jack and Jill access to the family bathroom. The ground floor accommodation is completed by a principal bedroom, accessed from the sitting room, which benefits from an en suite shower room, and a door opening to the front aspect.

A curved wooden staircase rises from the reception hall to a 25 ft turreted first-floor family room, featuring a curved front-aspect wall, a wooden wall pillar, and a striking carved wood and exposed brick fireplace with a woodburning stove. A second, concealed staircase ascends from the sitting room to a separate first-floor bedroom wing, which includes a front-aspect double bedroom with a wood-lined ceiling, a further L-shaped double bedroom with fitted storage, and a family bathroom.



Outside

Occupying an elevated position set well back from the road, the property is approached over a tree-lined gravelled driveway and forecourt providing private parking. Extending to 3 acres, the garden to the front and side aspects features an area of gently-sloping lawn, two sheds, a paved front aspect terrace, ideal for entertaining and al fresco dining, and an area of light woodland giving access to local woodland walks. The whole enjoys views over the village and surrounding countryside.

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) 0.1 mile
- Balmoral 11.7 miles
- Ballater 17.0 miles
- Aboyne 27.1 miles
- Aberdeen International Airport 55.5 miles

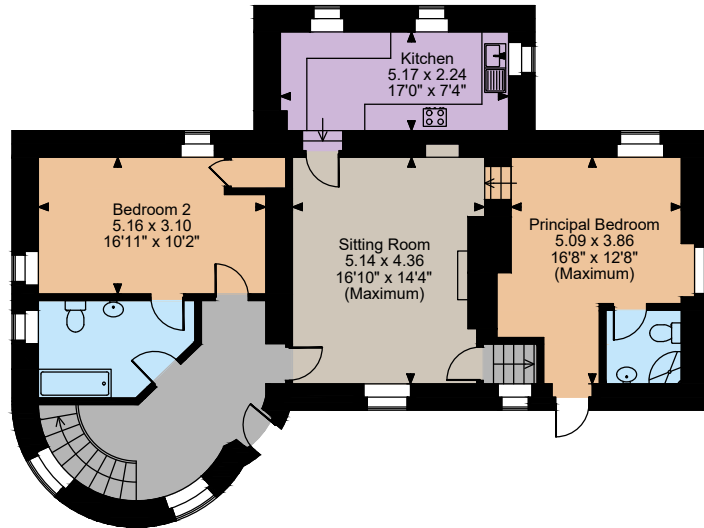
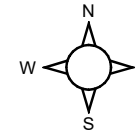
Key Locations

- 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

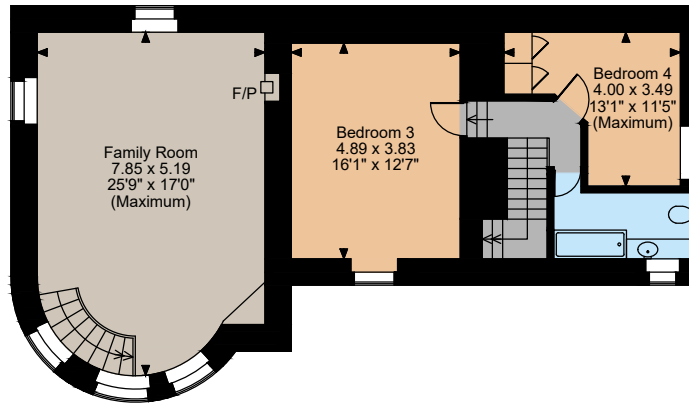
Nearby Schools

- 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

Internal area 1,971 sq ft (183 sq m)

For identification purposes only.

Directions

Post Code: AB35 5YW

what3words: ///cuff.bend.overruns - brings you to the driveway

General

Local Authority: Highlands Council

Services: Mains water, mains drainage, electric heating

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

Council Tax: E

EPC Rating: F

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

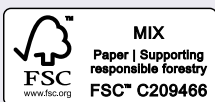
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