



Roy Cottage

Braemar, Aberdeenshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

An fantastic contemporary Passivhaus home in Braemar with magnificent views of the Cairngorms National Park.

A stunning modern home with light, airy accommodation and stylish contemporary décor and fittings, set in a magnificent location in the heart of the Cairngorms National Park. The property sits within moments of the centre of the charming and historic village of Braemar, with the majestic peaks of Ben Macdui, Glas Maol and Beinn Bhreac all just moments away.



1 RECEPTION ROOM



3 BEDROOMS



3 BATHROOMS



GARDEN STORE



GARDEN



FREEHOLD



VILLAGE



1,839 SQ FT



OFFERS OVER £795,000



The property

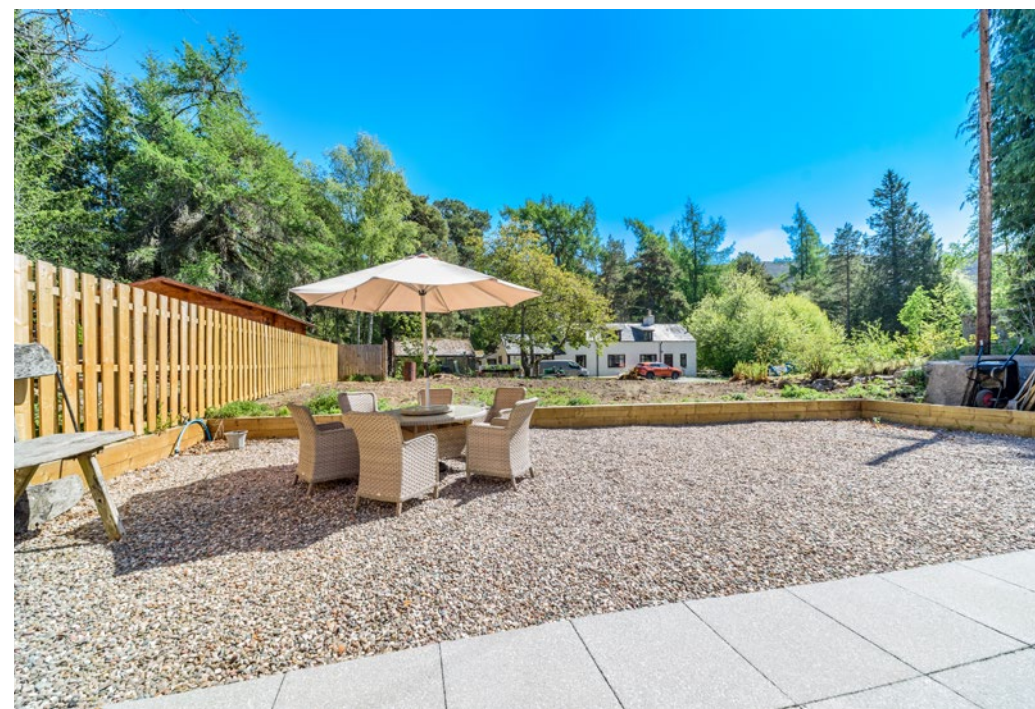
Roy Cottage is a stylish contemporary home with three bedrooms and light, airy, open-plan living, which offers stunning views towards the towering peaks of the surrounding Cairngorms. The home is a Passivhaus design with highly attractive modern styling, extremely low running costs (top A rating on EPC) and includes white rendered elevations outside, while inside there is a neutral colour palette and attractive contemporary fittings, as well as tall windows welcoming plenty of natural light.

The main living and entertaining area is the open-plan kitchen and sitting room with its double-height vaulted ceiling and galleried landing above. The sitting area has a woodburning stove and magnificent double-height arched windows, with French doors opening onto the patio area and far-reaching views west towards Ben Macdui. The kitchen features sleek fitted units providing plenty of storage, a breakfast bar and integrated appliances, while there is also a useful utility room for further home storage and appliances.

Also on the ground floor there is an office for private home working, a family bathroom with an over-bath shower and one double bedroom, which is currently used as a family room and features a dual aspect with sliding glass doors opening onto the rear gardens. Upstairs, the galleried landing overlooks the sitting room, providing its own seating area that benefits from those double-height windows, enjoying elevated views across the dramatic landscapes. There is a large storage cupboard off the first-floor landing, as well as two double bedrooms and a family shower room. The two bedrooms includes the principal bedroom with its en suite shower room and sliding glass doors opening onto a private balcony.

Outside

The house sits within a peaceful residential area, enveloped by woodland for a peaceful, secluded feel. At the front of the property there is a gravel parking area with space for up to two vehicles and access to the timber-framed shed, which could be used as a garage if required.



The well-presented front gardens have a pristine, level lawn and a patio seating area with a west-facing aspect for al-fresco dining. The gardens at the rear are partially landscaped and include a further patio and gravel terracing, with an area of garden beyond that could be turned into a further lawn. Please note the rear garden was bought as additional area by the owner and does not feature within the Home Report.

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, while the village is also known as the home of the Braemar Gathering Highland Games. One of the main attractions of the village is its secluded nature, being close to the wild landscapes of the Cairngorms, but the towns of Blairgowrie and Rattray and Banchory are both around an hour away, to the south and east respectively. Both towns provide further amenities, including access to shops and

supermarkets. Primary schooling is available in Braemar, while the nearest secondary school is 27 miles away in Aboyne. Further afield, Aberdeen provides a wealth of shopping and leisure facilities, while Perth is around 50 miles to the south.

Environmental design

Roy Cottage was built to be a Net Zero house with extremely low running costs and has achieved a rare Band A EPC rating. The house has 16 solar panels, GivEnergy storage battery with the electric underfloor heating running off the solar panels and an air source heat pump. Roy Cottage is highly insulated with SIPs panels giving Passivhaus levels of airtightness and insulation with triple glazing and Zehnder MVHR (mechanical ventilation and heat recovery system).



Distances

- Aboyne 26 miles
- Blairgowrie and Rattray 33 miles
- Banchory 39 miles
- Perth 51 miles
- Aberdeen 57 miles

Nearby Stations

- Aviemore

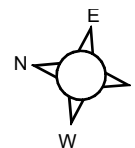
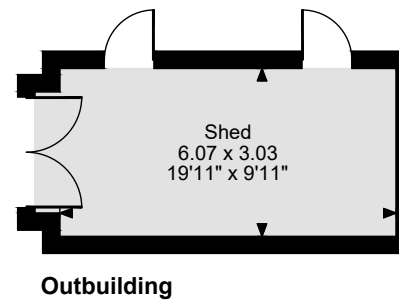
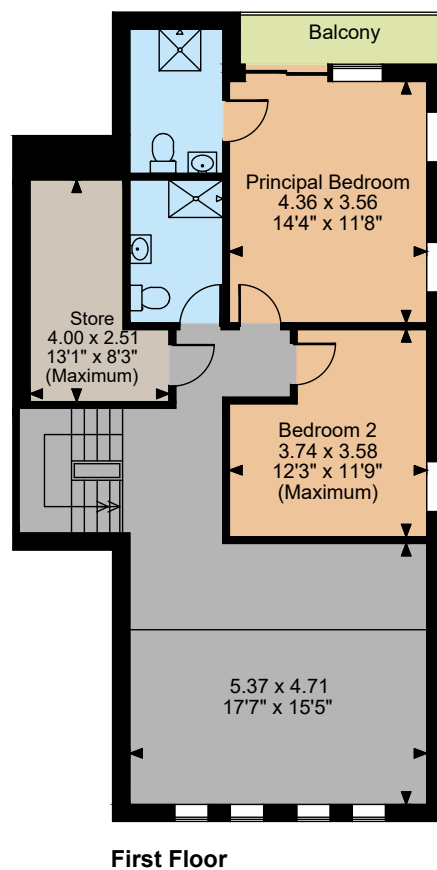
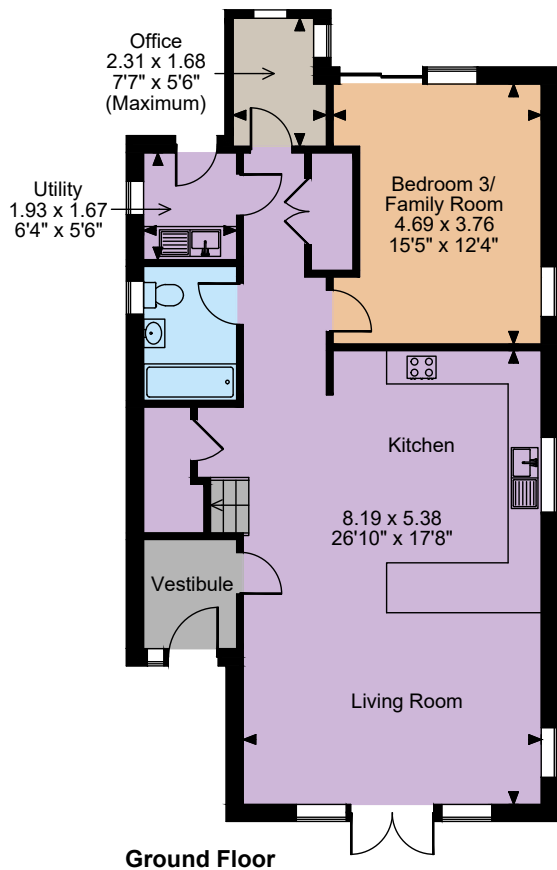
Key Locations

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

Nearby Schools

- Braemar Primary School
- Aboyne Academy





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

Main House internal area 1,839 sq ft (171 sq m)
Shed internal area 209 sq ft (19 sq m)
Total internal area 2,048 sq ft (190 sq m)
For identification purposes only.

Directions

Post Code: AB35 5YW
what3words: ///germinate.blotchy.warned - brings you to the property

General

Local Authority: Aberdeenshire Council

Services: Mains water. Mains Electricity. Mains drainage. Heating is supplied by Air Source Heat Pump with underfloor heating on ground floor and radiators on first floor. The house benefits from solar panels and there is mechanical ventilation with heat recovery system.

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

Council Tax: Band E

EPC Rating: A

Fixtures and Fittings: Fitted carpets are included in the sale.

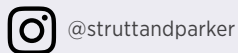
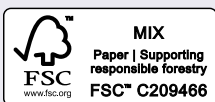
Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Perth

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