



CELIGALL GUEST HOUSE

3 BRAEMAR ROAD, BALLATER, AB35 5RL


McEwan Fraser Legal
Solicitors & Estate Agents



The Victorian Village of Ballater is located in the heart of the Royal Deeside, Scotland and is the eastern gateway to the Cairngorms National Park; it is approximately 43 miles west of Aberdeen and 8 miles from the Queens Summer home at Balmoral Castle.

This attractive, friendly village enjoys a wide range of shops, restaurants, delicatessens, and a medical centre. Ballater is an ideal centre for outdoor pursuits which include superb walking and cycling opportunities, riding, golf, gliding and in the winter months, skiing at both Glenshee and The Lecht. Other local sporting pursuits include deer stalking, pheasant and grouse shooting and fishing on the River Dee.



ab35 5 **BALLATER**



McEwan Fraser Legal is delighted to present this superb guesthouse set in the heart of Ballater village.

The building comprises of

- Four en-suite double rooms for guest use
- An entertaining/breakfast room
- A self-contained accommodation area for the owners comprising of two bedrooms, kitchen/diner, lounge and laundry room, with access to the main guest house and also rear private access.
- Parking at the rear (with right of way access for the business next door)
- Incredible sized outbuilding that was previously a workshop and could potentially be converted into accommodation (Subject to the planning permission that would need to be sought)
- Single sized garage

This is a rare opportunity to acquire a thriving business in a popular tourist location being on the doorstep of some of Scotland's best walks and only 8 miles from Balmoral

BREAKFAST ROOM and hallway



BEDROOMS *and en-suites*



BEDROOMS

and en-suites



PRIVATE ACCOMMODATION

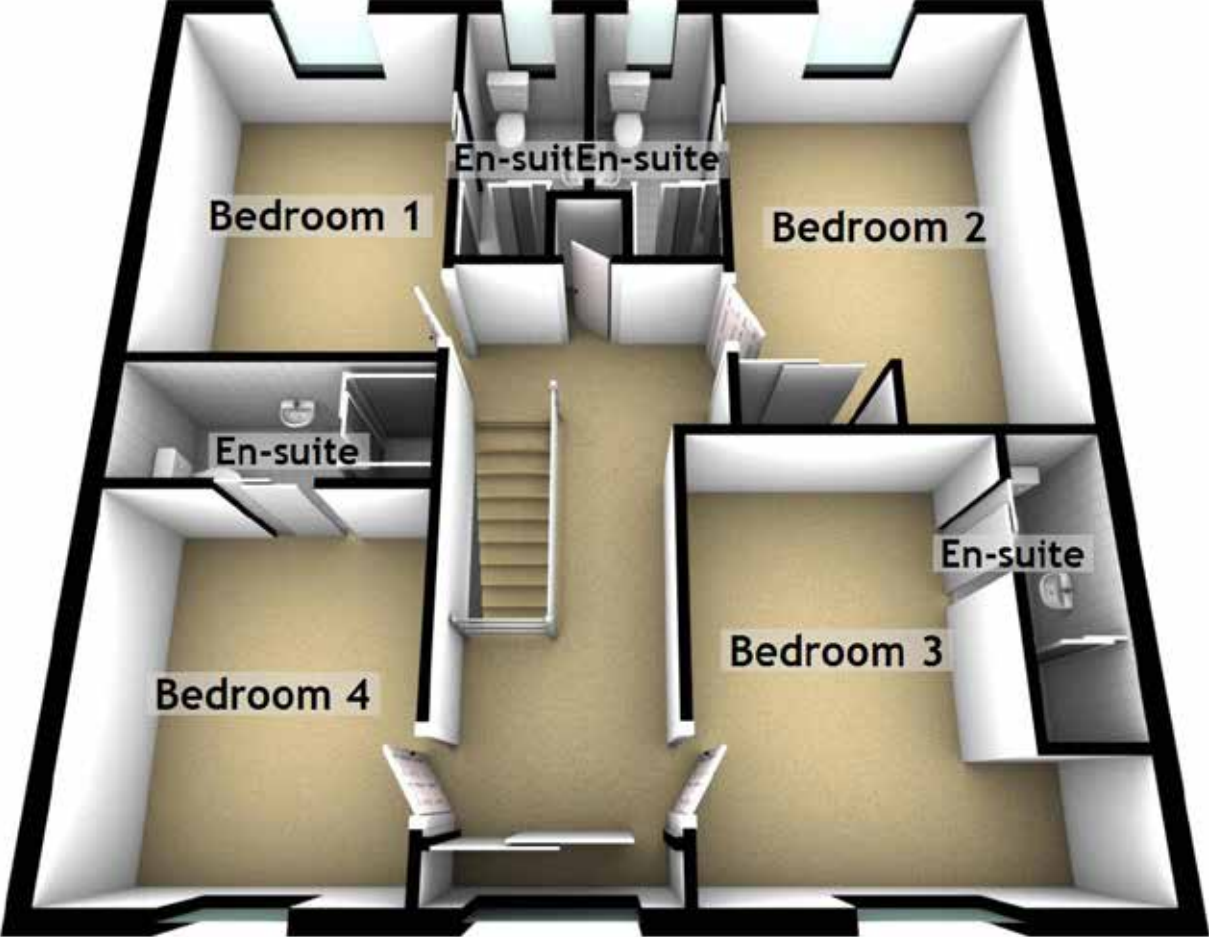
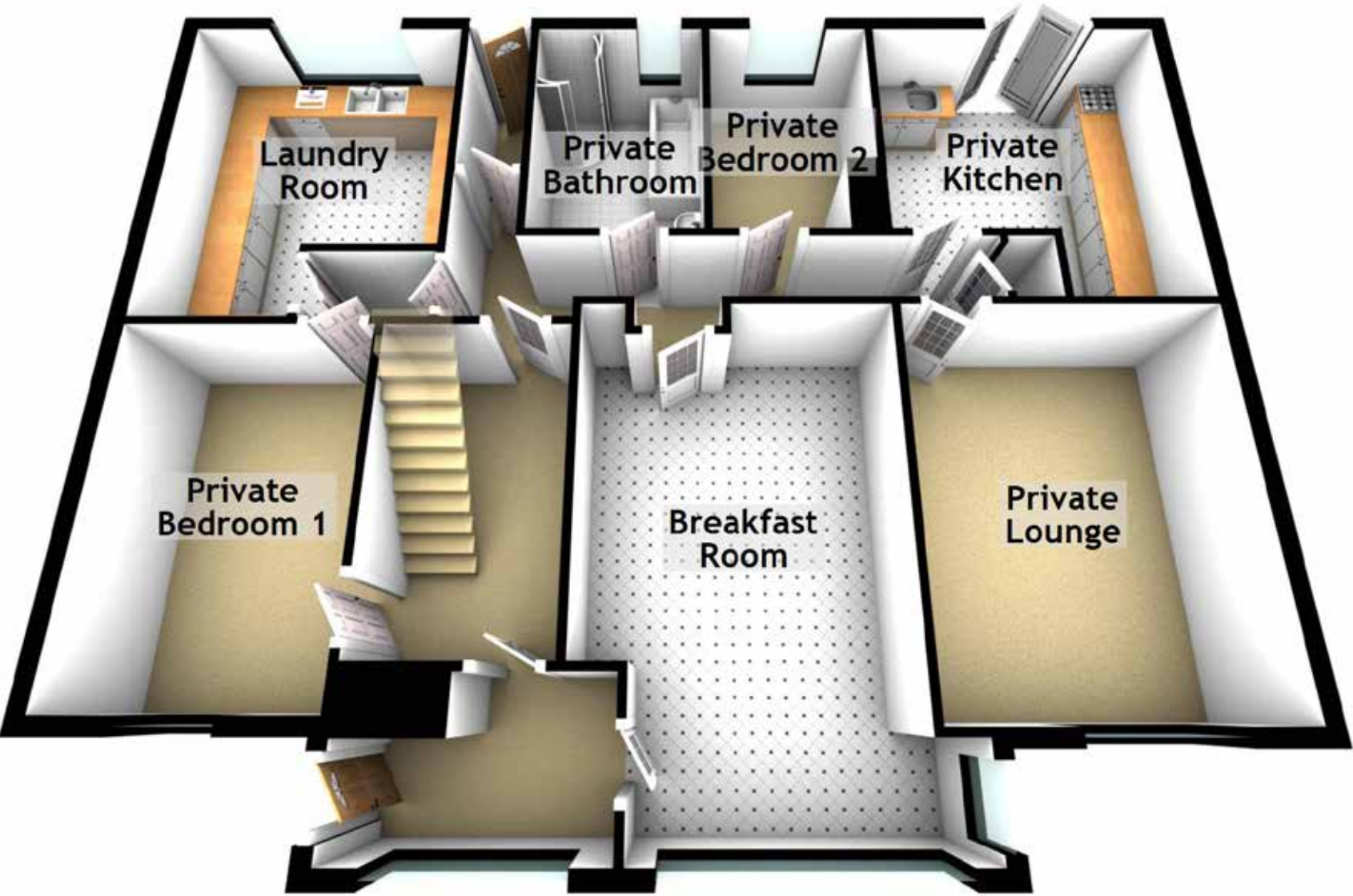
lounge, kitchen & utility



PRIVATE ACCOMMODATION *bedrooms & bathroom*

SPECIFICATIONS

and details



Approximate Dimensions
(Taken from the widest point)

Ground Floor	
Breakfast Room	5.70m (18'8") x 3.50m (11'6")
Private Lounge	4.50m (14'9") x 3.60m (11'10")
Private Kitchen	3.90m (12'10") x 3.60m (11'10")
Laundry Room	4.15m (13'7") x 3.40m (11'2")
Private Bedroom 1	4.30m (14'1") x 2.80m (9'2")
Private Bedroom 2	3.00m (9'10") x 2.00m (6'7")
Private Bathroom	3.00m (9'10") x 2.10m (6'11")
First Floor	
Bedroom 1	3.80m (12'5") x 2.80m (9'2")
En-suite	2.80m (9'2") x 1.20m (3'11")
Bedroom 2	4.50m (14'9") x 3.10m (10'2")
En-suite	2.80m (9'2") x 1.20m (3'11")
Bedroom 3	3.80m (12'6") x 3.60m (11'10")
En-suite	2.60m (8'6") x 0.80m (2'8")
Bedroom 4	3.30m (10'10") x 2.80m (9'2")
En-suite	2.80m (9'2") x 1.10m (3'7")

Gross internal floor area (m²): TBCm²

EPC Rating: TBC

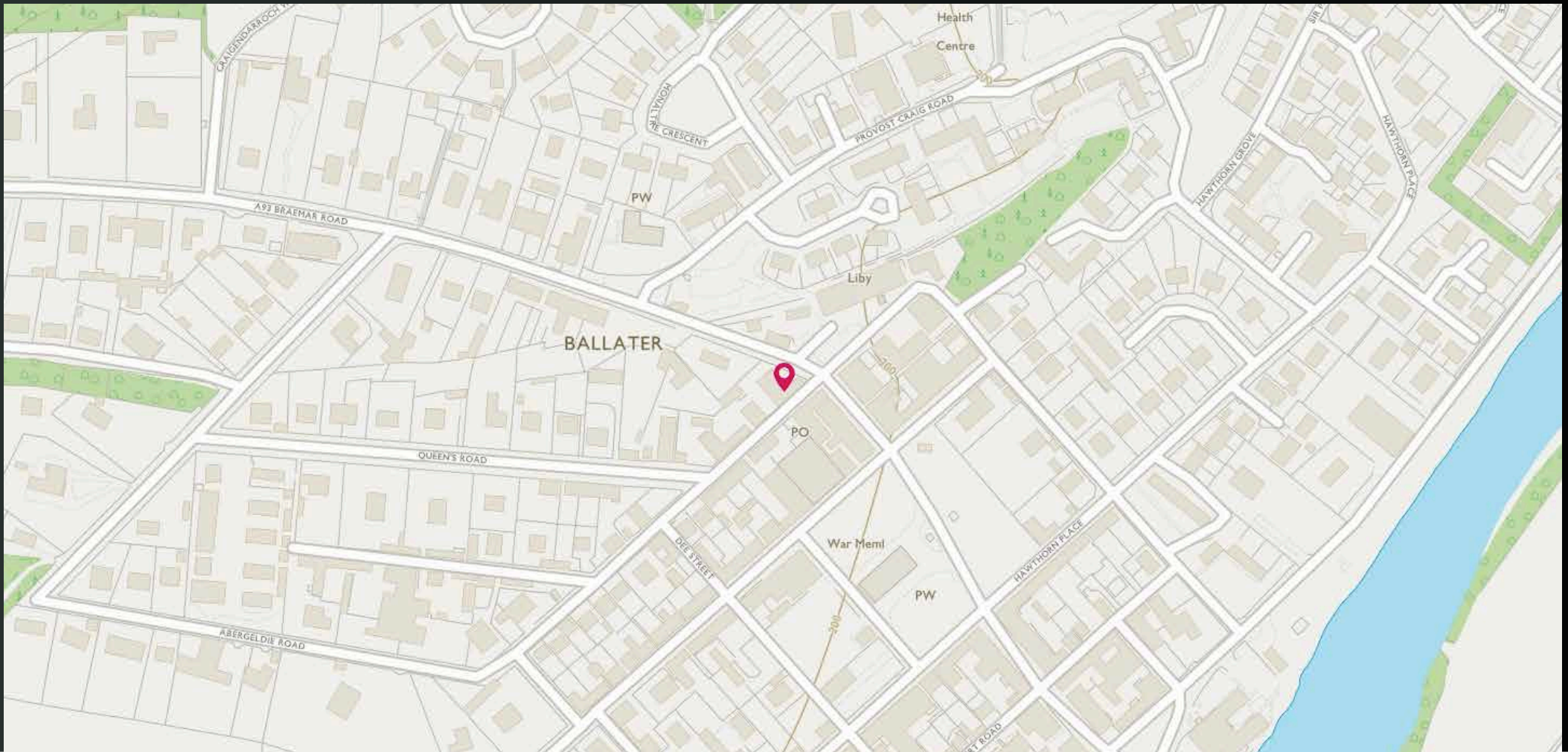


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McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01224 472 441
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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Available

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Text and description
CRAIG PETERS
 Surveyor



Professional photography
MICHAEL MORLEY
 Photographer



Layout graphics and design
ALLY CLARK
 Designer