



- One bedroom 'Cairn' style lodge in the idyllic Craigendarroch Estate (sleeps 4)
- Timeshare property available week 5 (2024: 29th January to 4th February)
- Open plan living room / dining room / kitchen with access to a private balcony
- One double bedroom
- Bathroom with an over bath shower
- Electric heating
- Double glazing
- Access to Country Club facilities

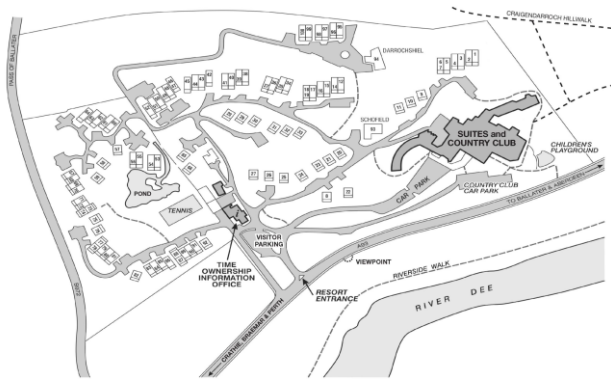
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Lodge 39, Craigendarroch,  
Ballater, AB35 5XA

Offers Over £500

**peterkins**solicitors



#### description:

We are delighted to offer for sale this luxury **one bedroom 'Cairn' style lodge** situated in the idyllic Craigendarroch Estate. This superb timeshare is available in week 5 (2024: 29<sup>th</sup> January to 4<sup>th</sup> February) and sleeps up to 4 people.

#### location:

The development is set in the heart of Royal Deeside, close to Balmoral Castle and the town of Ballater. The development is surrounded by breathtaking scenery and set amidst 33 acres of woodland. All lodges have been thoughtfully positioned on the hillside to take advantage of the outstanding panoramic views over the Dee Valley.

#### directions:

The Craigendarroch Estate is on the hillside immediately above the village of Ballater right in the heart of Royal Deeside, 17 miles from Braemar and 42 miles from Aberdeen.

#### the accommodation comprises of:

Entrance vestibule with an outdoor clothing/shoe drying cabinet; welcoming hallway with a built-in utility cupboard; generously proportioned open plan living room/dining room/kitchen with a pull-down bed and patio doors leading out to a large private balcony; one double bedroom with built-in wardrobes; bathroom with an over bath shower. The property also benefits from electric heating and double glazing.

#### additional information:

An annual maintenance fee of £600 is applicable.

All guests have access to the Country Club facilities which include the 'Kellier Lounge & Brasserie', house spa offering a wide range of treatments, two indoor swimming pools, gymnasium, squash courts, tennis courts, games room and adventure play park. The resort is perfectly located to enjoy the many leisure pursuits the local area has to offer including walking, horse riding, golf and fishing with local restaurants and bars also nearby.

**Note:** The video tour shown on our website and the ASPC is an example of the 'Cairn' style lodge but not exact. Further information can be found on the Craigendarroch owners' club website. (<https://www.craigendarroch.com/resort/resort-information/>)

Do you want the best mortgage for you?

A Mortgage Advisor from our offices will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances. With our mortgage sourcing system we will review the best deals available from the UK's banks and building societies. For a free mortgage appointment, contact [financial@peterkins.com](mailto:financial@peterkins.com) or telephone 01224 428000. We may not be able to act for purchasers of the particular property. Authorised and Regulated by the Financial Conduct Authority. Your home may be repossessed if you do not keep up repayments on your mortgage. Written quotations are available on request.