



Havelock and Firbank, Kindrochit  
Drive,

Offers over **£425,000**

ledingham  
chalmers  
estate agency









Exterior of Havelock

**Rare opportunity to acquire two detached homes located in the heart of the royal deeside**

- Located in the heart of Braemar
- Peaceful rural setting with establish woodland to rear
- Exciting opportunity to acquire two detached homes
- Sizeable plot with bags of potential
- Drive way located to the front
- Multiple outbuildings



Lounge (Havelock)



**Five** beds.



**Three** bathrooms.



**Four** public rooms.



**We are pleased to present this unique opportunity to acquire two detached properties, located in the picturesque village of Braemar, within the desirable Royal Deeside.**

These properties, which offer excellent potential, are in need of modernisation, providing an ideal canvas for buyers looking to restore or develop the homes to their own specification. The properties are located on a sizeable plot of land allowing for a multitude of possibilities.

The property to the front is known as Havelock and is a charming granite detached house with a rear extension. Havelock offers spacious accommodation across two floors. The ground floor features two public rooms with front aspects, a kitchen leading into a rear hallway, and an extension at the back, which has been configured as a self-contained granny flat. This extension includes a lounge/kitchenette and a bedroom off the lounge, as well as a shower room conveniently located off the rear hallway. Upstairs, there are two bedrooms, a WC, and a further shower room. To the rear of Havelock is a shed, perfect for additional storage.

The property located behind is known as Firbank and is a detached home with great potential, offering two ground-floor bedrooms, a bathroom, lounge, and kitchen. A ladder provides access to the upper level, where two attic rooms can be found, which are ideal for storage or future development. To the rear of Firbank is a workshop, offering practical space for hobbies or projects.



Dining room (Havelock)



Bedroom (Havelock)





Exterior of Firbank



Lounge (Firbank)

The expansive garden grounds surrounding both homes are a particular highlight, with large areas of lawn, providing a delightful outdoor space. A vehicle access to the right of the plot allows for easy entry to both properties, and an established woodland to the rear gives a perfect rural backdrop. There is a gate to the rear of the garden which gives access into the woodland, which is a popular walk for many residents.

This is a rare and exciting offering in a highly desirable location, ideal for those seeking a project with the potential to create something truly special. Both properties provide excellent space, scope for modernisation, and the opportunity to create a unique family home or holiday retreat.

Both properties are sold as seen.



Accommodation

|                        |                 |               |
|------------------------|-----------------|---------------|
| Lounge (Havelock)      | 12'3" x 18'1"   | 3.73m x 5.51m |
| Dining room (Havelock) | 12'0" x 18'0"   | 3.66m x 5.49m |
| Kitchen (Havelock)     | 10'8" x 7'1"    | 3.25m x 2.16m |
| Lounge (Havelock)      | 11'8" x 15'4"   | 3.56m x 4.67m |
| Bedroom (Havelock)     | 5'10" x 19'9"   | 1.78m x 6.02m |
| Bedroom (Havelock)     | 11'10" x 12'2"  | 3.61m x 3.71m |
| Bedroom (Havelock)     | 11'2" x 12'10"  | 3.4m x 3.91m  |
| Lounge (Firbank)       | 10'10" x 13'11" | 3.3m x 4.24m  |
| Kitchen (Firbank)      | 7'10" x 10'0"   | 2.39m x 3.05m |
| Bedroom (Firbank)      | 8'9" x 13'11"   | 2.67m x 4.24m |
| Bedroom (Firbank)      | 8'1" x 10'0"    | 2.46m x 3.05m |



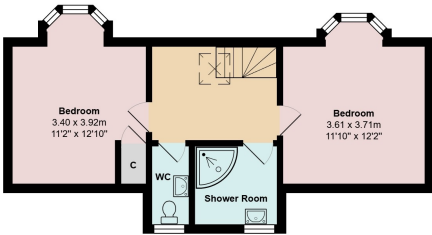
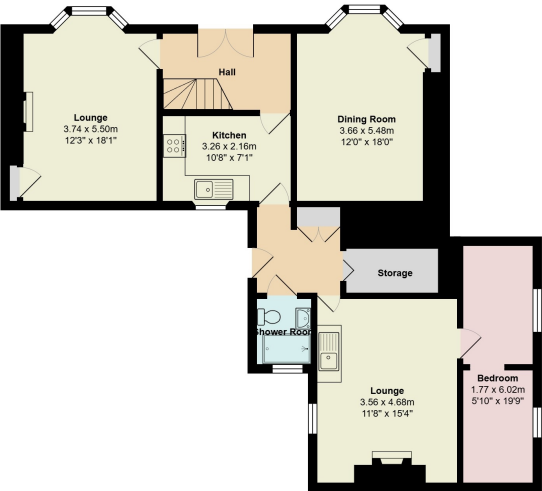
Kitchen (Firbank)



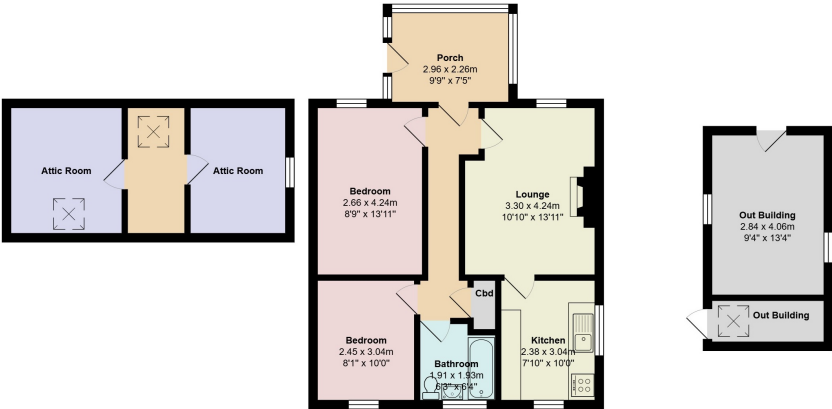
Bedroom (Firbank)

Floorplan

Havelock Kindrochit Drive



Firbank Kindrochit Drive



## Directions

Travelling to Braemar from the A93, keep left where Old Military Road forks with Glenshee Road. Continue along Glenshee Road, taking the third left onto Kindrochit Drive. Following the road the properties are located on the right hand side, where Havelock and Firbank are clearly noted on the wooden gate.

## Location

Braemar is situated in stunning Royal Deeside lying within the Cairngorms National Park. The village boasts many tourist attractions including its own community run castle and the Highland Games Pavilion which was opened in 2018 by the Queen and incorporates an exhibition hall, gallery, archive, café and shop. There are excellent opportunities for outdoor activities such as golfing, tennis, walking, fishing, shooting, skiing and other types of outdoor pursuits. The village has a superb 18 hole golf course with a stunning backdrop and views across the Clunie. The famous Royal Highland Gathering in September dates back to 1832 and draws tourists from all corners of the world and is attended by the Queen and members of the Royal family. The Glenshee ski resort is within easy reach of the village and not only provides traditional winter sports but also summer activities for walkers and keen mountain bikers as well. There is a good primary school, health centre and chemist in the village with secondary education in

## Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

## Contact us

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Whilst every effort has been made to ensure the accuracy of the information contained in this Schedule, including the floor plan (if applicable) please note that all measurements have been taken with a sonic tape measure and as a result are only approximations; the measurement of doors, rooms and windows and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. Any plans are for illustrative purposes only and should be used as such by prospective purchasers.