



# A most attractive three bedroom Victorian home

4 Skene House Court, Lyne Of Skene, Westhill, Aberdeenshire, AB32 7BQ

Freehold

savills



A most attractive three bedroom Victorian terraced home, forming part of a striking B listed property. Enjoying a peaceful countryside setting, the property lies just under 13 miles from Aberdeen City.

Ground floor: reception hall, WC cloakroom, dining kitchen, dining room, sitting room, integral single garage • First floor: principal bedroom, bedroom two, bedroom three, bathroom • EPC Band E

### Summary

Formerly the coach house buildings for Skene House, Skene House Court was originally built around 1860. A most attractive U-shaped building in the Scots baronial style, the machicolated central tower with arched recess and turrets were preserved following the conversion of the building into residential accommodation around 1983. 4 Skene House Court is an outstanding example of a period home with all the comforts of a modern abode which is immaculately presented for easy occupation. Exuding a peaceful ambience, this delightful home enjoys lovely garden and countryside views from deep silled windows to both front and rear.

### Accommodation

From the cobbled courtyard, a curved and partially glazed entrance door leads into the welcoming, light and airy reception hall. A carpeted staircase ascends to the first floor, while the hall itself features Travertine tiled flooring with the benefit of underfloor heating. Within the hall there is a well appointed contemporary WC cloakroom with white two piece suite, in

addition to two under-stair cupboards.

Enjoying dual aspect views over the garden grounds, the dining kitchen is a warm and inviting room. Fitted with traditional reclaimed Fired Earth floor tiles, the kitchen was designed by Drumoak Kitchens and features a good range of solid wood base and wall units. Granite work surfaces incorporate a Carron Phoenix Belfast ceramic sink and a Rayburn cooking range in a deep shade of red. Within the kitchen there is an integrated fridge/freezer and dishwasher, while an internal door leads into the single garage with up and over door. The garage has been thoughtfully planned to include a utility area and is plumbed for white appliances with a work surface area.

From the kitchen there is a door to the dining room, which is perfectly proportioned for formal dining and entertaining. A deep silled window overlooks the rear garden, while an open archway leads into the large sitting room, which has a polished wood floor and a French door fitted with plantation shutters leading out to the rear garden.





Ascending the carpeted staircase, the galleried landing is bright and airy, with views over the central courtyard below and access to the fully floored attic via ceiling hatch with folding ladder.

The principal bedroom is tastefully appointed with dual aspect views over the garden grounds. Fully carpeted, the bedroom boasts a double fitted wardrobe with excellent depth which provides both shelf and hanging space.

Bedroom two is another appealing room that overlooks the rear gardens. Currently utilised as a spacious study, bedroom two is carpeted and features an extensive shelved alcove. Bedroom three also enjoys views over the rear of the property and benefits from a large fitted double wardrobe.

Completing the living accommodation is the modern bathroom which includes underfloor heating. Within the bathroom there is a white three piece suite with mains shower over the bath. Above the wash hand basin is a mirrored panel with inset lighting, while there is also a shelved display alcove and chrome wall mounted towel heater.

### Outside

Skene House Court is situated within well established and beautifully maintained garden grounds, with lovely views across the peaceful surrounding countryside and fields. The delightful cobbled courtyard is shared amongst the residents, along with some of the lawned areas in front of the parking bays. To the rear of the building a shared driveway

allows access to the single garage and a private garden which is directly accessible from the sitting room and is laid to lawn with well stocked borders. Across the shared driveway is a further exclusive area of walled garden, which is again laid to lawn with a selection of shrubs and ornamental trees.

### Situation

Enjoying a tranquil countryside setting, Skene House Court is accessible to the Aberdeenshire villages of Lyne of Skene, Dunecht and Kirkton of Skene, which lie west of the thriving town of Westhill. The surrounding countryside provides many outdoor leisure activities, including hill walking, cycling, horse riding, fishing, estate shooting, sailing and golf. Pleasant walks can also be enjoyed within Skene Estate, which links up with Dunecht Estate and also along the picturesque Loch of Skene, while there are good transport links for exploring the Highlands, whisky and castle trails. The property is in the catchment area for Skene Primary School and the local secondary school, Westhill Academy.

Approximately 5 miles to the north, the historic town of Kintore offers a number of cafes and a variety of services, including a florist, veterinary practice and a butcher, as well as nursery and primary education. There is also a train station with commuter services into the City of Aberdeen.

Westhill provides an excellent range of amenities and leisure facilities, including





an 18 hole golf course, health centre and a bustling shopping complex with M&S Simply Food and Costa, while there are also COSTCO and Tesco superstores. Nursery, primary and secondary education are available within Westhill. With a range of businesses based within Westhill, there is also ease of access to the AWPR, providing a quicker commute to areas north and south of the city centre, including Aberdeen International Airport.

Within Aberdeen there are regular train services, including a sleeper to King's Cross London. Aberdeen provides all the services of a major city, including business, leisure and health facilities, theatres and cinemas, restaurants and a wide range of shopping. There is private schooling including Robert Gordon's school, St Margaret's, and Albyn as well as the International school at Pitfodels. There are two universities and two colleges of further education.

Westhill 5.6 miles, Aberdeen City 12.8 miles, Aberdeen International Airport 9.6 miles (All distances are approximate).

#### **Directions**

From Aberdeen, follow the A944/Straik Road though Westhill. Proceed along the A944 and turn right on to the B9126. Follow this road past Skene School for two miles, before turning left along a private tarmac driveway which is lined by mature trees. Follow this driveway and Skene House Court is located on the right hand side.

#### **General Remarks**

##### **Viewings**

Strictly by appointment with Savills - 01224 971 110

##### **Solicitor**

Inksters, 9 Queens Road, Aberdeen, AB15 4YL

##### **Local Authority & tax band**

Aberdeenshire Council Tax Band G

##### **Services**

Mains electricity and water, private drainage (shared sewage treatment system), LPG heating.

##### **Conservation Area and Listing**

Category B Listed.

##### **Miscellaneous**

Combination of single and secondary glazed units.

Right of access to use the private estate road accessible from the B9126 leading to Skene House Court and The Garden House.

A right of property in common with the other proprietors to the courtyard and rear driveway at Skene House Court.

##### **Fixtures & Fittings**

Standard fixtures and fittings are included in the sale, along with the blinds, shutters, integrated appliances and Rayburn cooker. The freestanding washing machine, tumble drier and items of furniture may be available by separate negotiation.







### Servitude rights, burdens and wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

### Possession

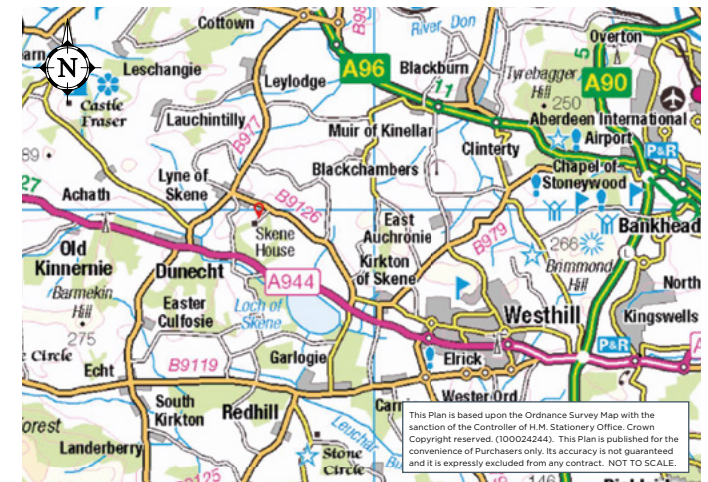
Vacant possession and entry will be given on completion.

### Offers

Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents. It is intended to set a closing date but the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

### Deposit

A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.





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Aberdeenshire, AB32 7BQ  
Gross internal area (approx)  
Total 139 sq m/1496 sq ft



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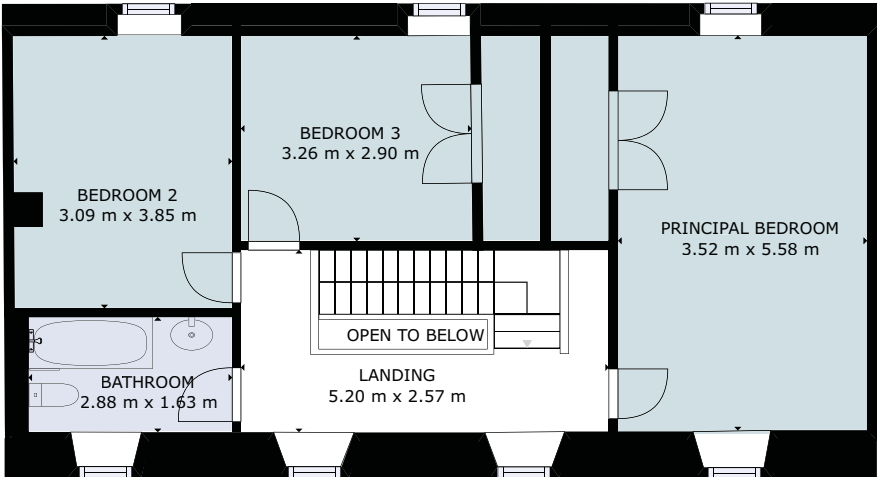
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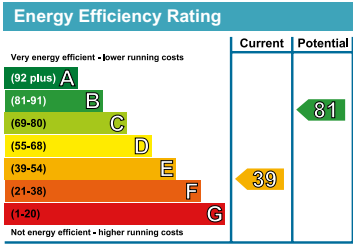


Ground Floor



First Floor

For identification only. Not to scale. © 20/12/15 LT



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