

IMPRESSIVE THREE BEDROOM APARTMENT LOCATED WITHIN A TRADITIONAL MANSION HOUSE WITH ABOUT 26 ACRES OF LANDSCAPED COMMUNAL GARDEN GROUNDS

KEITH HALL HOUSE, APARTMENT 6, INVERURIE, AB51 0LD



savills



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- ◆ Communal reception hall
- ◆ Entrance hall
- ◆ Drawing room and open plan dining room
- ◆ Sitting room
- ◆ Dining kitchen
- ◆ Principal bedroom
- ◆ Bedroom two with en suite
- ◆ Double bedroom
- ◆ Shower room
- ◆ Communal garden grounds with lake extending to about 26 acres
- ◆ Double garage
- ◆ EPC = C

Aberdeen 17 miles Aberdeen International Airport 12 miles Prime Four
Business Park 14.5 miles

Directions

From Aberdeen travel north on the A96 following the signs for Inverurie. After crossing the river turn right at the small roundabout and take the next road on the right on B993, Keith hall Road (towards Whiterashes). Continue along this road for approximately 600 yards, past the cemetery and over the stone bridge, turn left at the white lodge house into the drive to Keith Hall.

Location

Inverurie, is an expanding and prosperous town situated in the valley of the River Don. Founded by David of Huntingdon, Earl of Garioch and great-great-grandfather of Robert the Bruce, the town is locally known as the Heart of the Garioch. There are an abundance of sites to visit in and around Inverurie for the history enthusiast such as the ruins of the medieval Kinkell Church, which can be found to the south of the town, a number of Bronze Age and Pictish stone monuments and many historic castles, all testament to the rich heritage of the community



which is still thriving today. Excellent road and rail links provide access to the north and south including Aberdeen, Dyce, Huntly and Elgin. Inverurie itself is a bustling market town centre with a good selection of speciality shops mixed with high street favourites, health centre, cottage hospital library, community centre and recreational facilities which include the local swimming pool, sports centre, bowling, hill walking and golf course.

History

This Grade "A" Listed Building, formerly home to The Earls of Kintore and the Latin poet Arthur Johnson, is a magnificent example of Renaissance inspired architecture set within 26 acres of beautiful garden grounds, landscaped by Capability Brown in the 18th Century. Originally built C1665 In 1984 Keith Hall was sympathetically covered to form 8 flats and 6 houses. Apartment 6 is located on the second floor of this four storey magnificent former mansion house.

Description

The impressive and grand reception hallway to the building boasts extensive wood panelling with a large open fireplace and leads to the stairway and the boot room where residents can store outdoor equipment. A lift accessing the upper floors of the hall is discreetly located in the stairwell if required. This wonderful welcoming area has hosted ceilidhs and other social activities for residents to celebrate together.



Apartment 6 is delightful and the configuration and circulation space almost feels like a house rather than an apartment. Most of the rooms enjoy a good degree of natural light and in turn fantastic views from within this magnificent building. The property which has been beautifully decorated has a number of striking features. Period style features include open fireplaces with ornate surrounds, wood panelling, original functioning window shutters, attractive detail on the door frames and stunning views over the extensive grounds.

Accommodation

The ambience immediately reflects the era of the property. An elongated and irregular shaped hallway provides access to the particularly generous open plan drawing room and dining room. The main feature is the open fireplace. Triple aspect windows flood the room with natural light and provide beautiful views over the garden grounds. Fitted with a comprehensive range of base and wall cabinets is the dining kitchen which provides ample casual dining space. The sitting room has twin aspect front facing windows again providing excellent views and a further feature open fireplace. These two public rooms combined offer fantastic circulation and entertaining space. The elegant principal bedroom is a wonderfully spacious room with twin aspect side facing windows. There are two further good sized double bedrooms located to the side of the property, one of which is complemented by an en suite bathroom. A further shower room completes the accommodation and is well situated to service the non en suite bedroom.



Outside

Keith Hall is set in about 26 acres of beautiful grounds planted with a variety of trees and shrubs. There is a well-stocked lake with a central island and use of a communal punt. Extensive areas are covered in a thick carpet of gravel and provides parking for ample vehicles.

Double Garage

Exclusive and ideal for storing outdoor equipment.

Services

Timber single glazed sash and casement windows with functioning shutters. Space heating is provided by electric night storage, panel, towel rail and fan heaters operated on an off peak circuit. Hot water is provided through a spray foam insulated copper cylinder with electric immersion heater. Mains water. Drainage is understood to discharge to a communal septic tank located within the communal grounds. Security entry system at the entrance door.

An appointed factor is responsible for the maintenance of the garden which is of a very high standard.

Listing

Category A

Fixtures and fittings

All fitted carpets, fitted floorcoverings, window blinds, curtains and bathroom fittings are included in the sale price.

Local Authority

Aberdeenshire Council – Band G

Home Report & Energy Performance

A copy of the full Home Report and Energy Performance Certificate is available on request.

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

To be by mutual agreement.

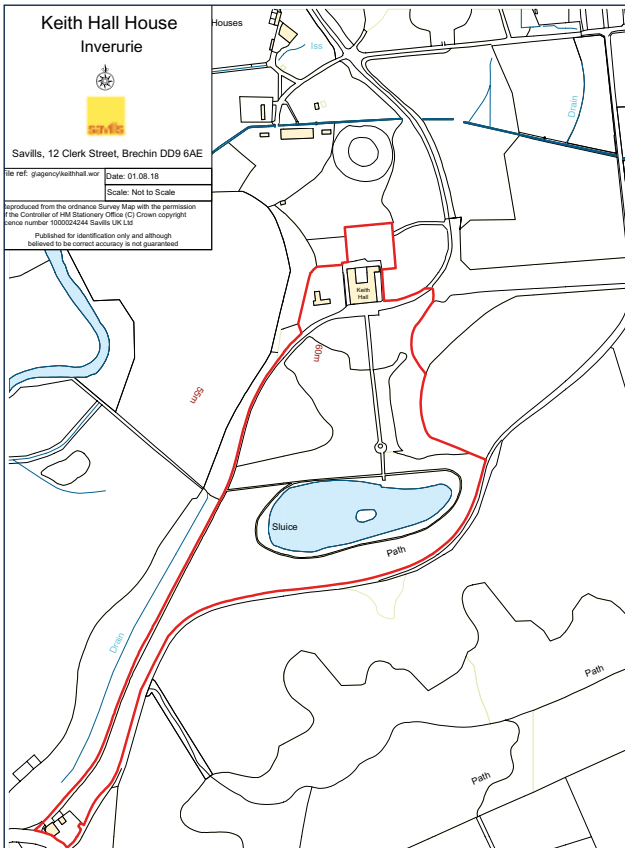
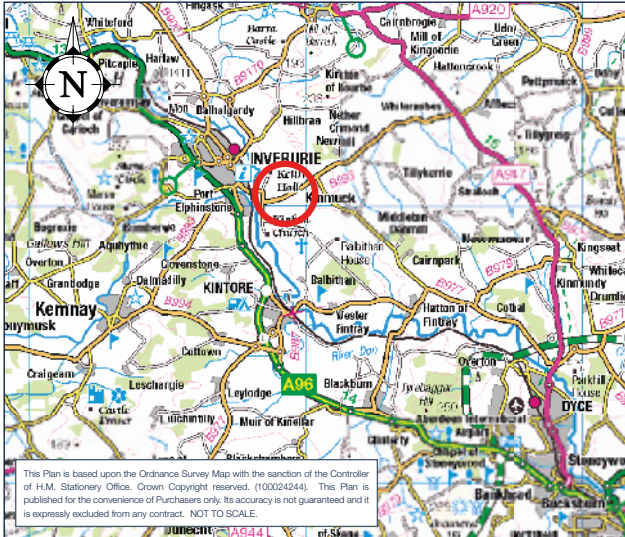
Offers

Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection.

Viewing

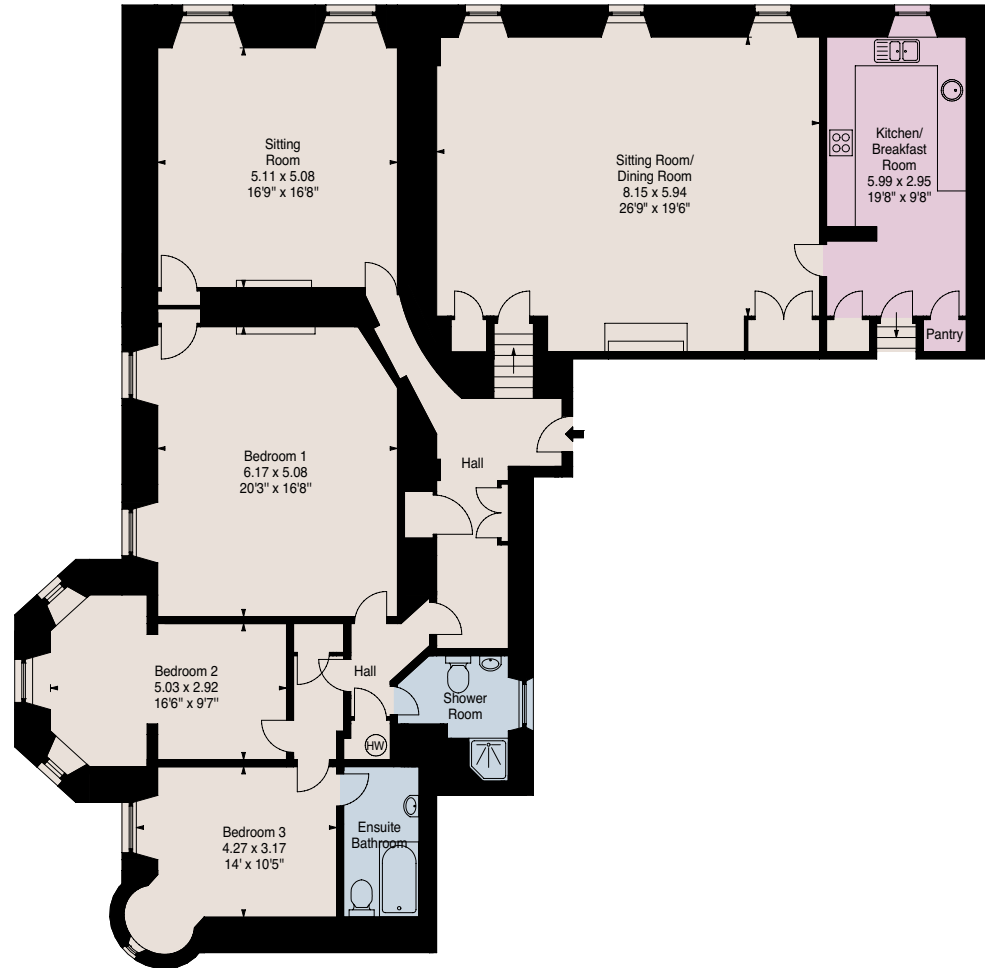
Strictly by appointment with Savills – 01224 971110





FLOORPLANS

Gross internal area (approx):
213.76 sq.m (2301 sq.ft)



Second Floor

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