



An impressive Victorian detached property

TURLUNDIE LODGE, CHARLESTOWN ROAD, ABOYNE, AB34 5EJ

Freehold





An impressive granite built Victorian detached property, set within extensive and beautifully maintained garden grounds. Located at the heart of historic Aboyne on Royal Deeside, Turlundie Lodge enjoys superb views over the River Dee.

Ground floor: reception hall • drawing room • WC cloakroom • dining kitchen • utility room • sitting room

First floor: principal bedroom with en suite bathroom dressing room • shower room • double bedroom two double bedroom three

EPC rating: F

Summary

Originally built during 1860 and extended in 1922, Turlundie Lodge is an outstanding Victorian property. Beautifully presented and ready to move into, the property has been sympathetically modernised with care to retain traditional character and charm. Lying next to Turlundie Lodge is a self contained cottage which provides excellent potential for multi generational living or holiday let accommodation. Situated within private grounds of about 0.5 acres, Turlundie Lodge not only boasts views over the River Dee, but also overlooks the historic village green.

Accommodation

Underneath the canopied veranda, the entrance door leads into the grand reception hall, which is fully carpeted and features the original wall panelling. Folding full height doors with ornate stained glass panels can be used to create a partition, while double windows look onto the veranda. A carpeted staircase leads to the upper living accommodation, while an

understair cupboard with lighting is utilised as a wine cellar.

Overlooking the front garden via a large square bay window area framed by pine balustrades, the drawing room is most impressive. Of traditional decor to highlight original features, the imposing stone fireplace with mahogany mantel is framed by alcoves to either side.

The WC cloakroom is a well proportioned room of striking decoration. Fully carpeted, the cloakroom features half panelled walls, in addition to a white Shanks & Co two piece suite.

The bright dining kitchen is at the heart of the home. Of neutral decoration with Amtico parquet flooring, the generous dining area showcases views across the rear garden via triple windows, under which there is a charming full length window seat. Within the dining area a blue AGA sits within a recessed hearth with granite mantel. The kitchen features an extensive range of attractive cream base, wall and display cabinets with under unit lighting, while polished granite



work surfaces incorporate a 1.5 stainless steel sink and a five ring gas hob with extractor fan above. Within the kitchen there is an integrated fridge/freezer, while double glazed doors allow access to the rear garden. Within the utility room granite effect work surfaces incorporate a stainless steel sink with drainer. The central heating boiler is located in the utility room along with a traditional ceiling pulley.

From the dining kitchen there is access to a further hallway, where a large arched door leads outside.

A secondary carpeted staircase with under stair cupboard leads to the galleried landing above which interconnects with the main landing.

The sitting room is a truly relaxing space. Fitted with purple carpeting, dual aspect views over the garden grounds can be enjoyed. Featuring a range of fitted bookshelves, there is also a white painted fireplace with a tiled inset and hearth.

Ascending the carpeted staircase to the first floor, the landing receives plentiful natural light from the skylight above. The principal bedroom is a most generously proportioned room of neutral decor and carpeting. Enjoying views across the property frontage via a square shaped bay window, a glazed door

allows access to the balcony, from where it is possible to enjoy far reaching views across the village green. A further window provides natural light and views of the rear garden, while the attractive fireplace includes a mahogany mantel and decorative cast iron inset. An open doorway leads down to the en suite bathroom, which includes a white three piece suite and a fully tiled shower enclosure. The principal bedroom is also well served by a separate dressing room, which includes an excellent range of bespoke fitted wardrobes and storage facilities.

The shower room perfectly combines contemporary and traditional influences. Panelled to half height, the shower room features a white three piece suite, while the walk in shower enclosure includes a frosted window and tiled display sill. Fitted with Amtico flooring, a further window allows for river views.

Within the inner landing there are two linen cupboards, one of which houses the hot water cylinder. There is then open access to the galleried landing, which looks down to the secondary entrance door. Double bedrooms two and three are both of tasteful decoration, with bedroom two overlooking the property frontage. Bedroom three enjoys views towards the river,



while also featuring an ornamental fireplace with tiled inset and hearth.

The Cottage

The Cottage is a separate building located to the side of Turlundie Lodge. An arched white door leads into the hall, where a carpeted staircase leads to the first floor. The pine lined sitting room/bedroom one enjoys lovely views over the front garden, while a granite fireplace houses a wood burning stove. The galley kitchen includes a range of storage units and work surface area incorporating a stainless steel sink with drainer. The kitchen also includes a freestanding oven with four ring electric hob and a range of wall mounted shelving. The shower room includes a white two piece suite and fully tiled shower enclosure.

Ascending the carpeted staircase, there is a bright and versatile study. Fully carpeted and of neutral décor, glazed doors open out onto the balcony, from where fabulous views over the river and garden can be enjoyed. There are several access points to storage space within the eaves, and a stable style door leads into bedroom two. Currently utilised as a store room, this room is fully pine lined with dual aspect views.

The Grounds

A gated entrance leads into the circular driveway, at the centre of which lies a well established bed featuring an array of shrubs, ornamental trees and seasonal plants and flowers. Wide steps with stone balustrades lead up to the main entrance door, which lies under a canopied veranda.

The fully enclosed rear garden is a peaceful haven for families and their guests. Large areas of lawn are interspersed with pathways and seating areas laid with Caithness slate, providing ample opportunity for outdoor dining.

Interspersed with a range of flowering plants and rose bushes, the garden includes an ornamental trellis which covers a paved pathway that leads down to the lower sections of the garden where an attractive summerhouse is situated.

Within the rear garden there is a log store, timber shed and greenhouse. A gate leads out to the rear of The Cottage, where the double garage with electric up and over door is accessible from a shared lane.

Situation

Turlundie Lodge is situated close to local amenities, schooling and public transport links. With the picturesque River Dee to the rear of the property, countryside leisure pursuits are widely available within the surrounding



countryside, particularly within the Cairngorm National Park, where there are plentiful opportunities for hill walking, horse riding, golf, fishing and shooting. Situated along the North Deeside corridor, further west are the historic towns of Ballater and Braemar, the latter of which hosts the renowned Braemar Gathering every September. The Deeside Way, a popular walking and cycling route, is also accessible from Aboyne. An attractive small Victorian town, within Aboyne there is a supermarket, academy and primary school and an excellent community centre providing theatre/cinema, full size swimming pool, badminton courts, library and gym. The town also has a health centre and cottage hospital.

Aboyne lies just 32 miles from the centre of Aberdeen. The international airport provides excellent transport links by air to London and other UK and European cities. The Aberdeen Western Peripheral Route has greatly improved travel in and around Aberdeen, with a quicker and more direct route south. There are regular rail services from Aberdeen, including a sleeper service.

Aberdeen provides all the services expected of a major city, including business and leisure facilities, theatres, restaurants and a wide range of shopping. There is private schooling in Aberdeen including Robert Gordon's College, St Margaret's and Albyn, as well as the International School at Pitfodels. There are two





universities and several colleges of further education.

Directions

Following the A93 North Deeside Road from Aberdeen to Aboyne, at the traffic lights turn left onto Charlestown Road, keeping the village green to the right hand side. Follow the road around, and Turlundie Lodge is located on the left hand side through a gated entrance.

Distances

Banchory 13 miles,
Kingswells Prime Four Business Park 26 miles
Aberdeen City 32 miles
Aberdeen International Airport 27.8 miles
(Please note that all distances are approximate.)

GENERAL REMARKS

Viewings

Strictly by appointment with Savills – 01224 971 110

Local Authority & tax band

Aberdeenshire Council Tax Band G

Conservation Area and Listing

Aboyne Conservation Area

Miscellaneous

The driveway to the garage is shared with the police station.

The property is fitted with a combination of single, secondary and double glazing.

Services

Mains water, drainage and electricity. Oil heating. Bottled gas supply for kitchen hob.

Fixtures & Fittings

Standard fixtures and fittings are included in the sale, although certain curtains and light fittings will be excluded from sale. The white appliances in the utility room will remain. The wicker surround will be removed from the WC in the cloakroom.

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.



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.







Turlundie Lodge, Charlestown Road
Gross internal area (approx)
Main House 281.12 sq m/3026 sq ft
Annexe 136.19 sq m/1466 sq ft
Outbuildings 28.15 sq m/303 sq ft
Total 445.46 sq m/4795 sq ft



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