



# A characterful Victorian granite built house

Deeside Lodge, Charlestown Road, Aboyne, AB34 5EL

Freehold









Ground floor: reception hall • drawing room • sitting room • dining room • dining kitchen • laundry room • WC cloakroom • pantry • bedroom six with en suite shower room

First floor: principal bedroom with en suite shower room • bedroom two • bedroom three with en suite shower room • 2 x bathrooms • bedroom four • bedroom five • family room

EPC Band E

### Summary

Deeside Lodge is an outstanding period home which has been sympathetically modernised to provide both versatile and beautifully appointed living accommodation. Built circa 1870 by the Marquis of Aboyne, the property was subsequently extended with the expertise of Marshall McKenzie, an architect renowned for his work on Crathie Kirk, Mar Lodge and the iconic Marischal College. Also utilised as a fishing lodge in years gone by, a number of traditional features remain, including exposed fireplaces, deep skirtings, a panelled ceiling, picture rails and sash and case windows. Situated within well established and private garden grounds, Deeside Lodge also benefits from a central position within Aboyne.

### Accommodation

A partially glazed arched door with glazed surround leads into the welcoming reception hall with striking double staircase to the first floor, solid wood flooring and dual open alcoves with lighting beneath the staircase.

The drawing room boasts views over the front garden via

a large square bay window fitted with wooden seating. A peaceful and light room it benefits from a granite fireplace housing a multi fuel stove, and is flanked on each side by arched alcoves. A further window allows for garden views, while there is also a fitted display cabinet. The charming sitting room also overlooks the front garden via an identical square bay window. Central to the room is the exposed granite fireplace with wood burning stove, while to either side of the fireplace are high arched alcoves fitted with display shelving and half height cupboards.

A partially glazed door leads into the elegant dining room where twin windows overlook the gardens, with glazed double doors allowing access to the external seating area. An exposed granite fireplace with multi fuel stove is flanked on either side by twin display and storage alcoves.

An internal door from the dining room leads into the generously proportioned dining kitchen, which overlooks the garden via three individual windows. Farmhouse style with slate tiled flooring, the kitchen is fitted with an attractive range of wood fronted storage units. There is an integrated





NEFF double oven in addition to an undercounter fridge. Extensive work surface areas are a combination of granite and solid wood, and incorporate a NEFF four ring induction hob and a double ceramic Belfast sink with waste disposal function. The cream coloured AGA is situated within a recessed mantel with attractive tiling.

A sliding door on split level to the kitchen leads into an open hallway, where a staircase leads up to the family room. Along the hallway is the utility room, which overlooks the rear garden. Fitted with an L-shaped work surface incorporating a stainless steel sink, the utility room is plumbed for white appliances. The WC cloakroom incorporates a two piece suite and fitted storage, while there is also a further understair cupboard. On a split level, the pantry includes a good range of contemporary storage units and work surface areas, with a door allowing access to the garden.

Bedroom six is accessible from the reception hall. Of tasteful decor and cream carpeting, there are peaceful views of the garden. Fitted with a single wardrobe, there is also a luxurious en suite shower room with underfloor heating.

Ascending the double staircase, the first floor landing is a pleasant feature. The first three bedrooms all enjoy far reaching views over the front garden. The principal bedroom incorporates fitted wardrobes

while also boasting a well appointed en suite shower room. Bedroom two includes a full width display sill which incorporates a useful study area, while there are also fitted storage facilities. Bedroom three is a light and bright room with fitted wardrobes and en suite shower room.

Deeside Lodge enjoys the advantage of two good sized family bathrooms. Bathroom one includes a white three piece suite in addition to a shower enclosure with electric shower appliance. The secondary bathroom incorporates a three piece suite with airing cupboard ideal for linen and towels.

Bedrooms four and five both enjoy views over the garden grounds. Currently utilised as a spacious study, bedroom five also provides access to the versatile family room. With a central staircase to the ground floor, the family room has potential for self contained accommodation subject to obtaining the necessary permissions. A variety of windows and skylights allow for views of the rear garden and plentiful natural light.

Situated within grounds of approximately one acre, a sweeping driveway leads past the property and to the double garage. Fitted with electric twin doors, a fixed central staircase leads up to the versatile attic accommodation above. Linked to the side of the property is a further good sized outbuilding. Mostly laid to









lawn, there is a range of mature specimen trees and established borders of colourful shrubs, plants and beech hedging. A secluded area with slate paved terrace is perfect for outdoor dining. In the rear garden there is an orchard with a selection of mature fruit trees, raised vegetable beds, a timber shed and greenhouse.

### Situation

Deeside Lodge is situated within close proximity to local amenities, schooling and public transport links. With the picturesque River Dee within easy reach, countryside leisure pursuits are widely available within the surrounding countryside, particularly within the Cairngorm National Park where there are plenty of opportunities for hill walking, orienteering, horse riding, golf, fishing, shooting, mountain biking and canoeing, with the club situated in close proximity to Deeside Lodge. 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, Aboyne has a supermarket, academy and primary school and an excellent community centre providing a theatre/cinema, full size swimming pool, badminton

courts, library and gym. The town also has a health centre and cottage hospital. The popular Village Green is also the setting for the historic Aboyne Highland Games every August.

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 Albryn, as well as the International School at Pitfodells. 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 past the green, and the entrance to Deeside Lodge is located on the right hand side and is marked by two stone pillars.









Banchory 12.6 miles,  
Kingswells Prime Four Business  
Park 25.1 miles, Aberdeen City  
31.3 miles, Aberdeen  
International Airport 27.9 miles  
\*Please note that all  
distances are approximate

#### General Remarks

##### Viewings

Strictly by appointment with  
Savills - 01224 971 110

##### Solicitor

Gavin Bain & Company, 432  
Union Street, Aberdeen,  
AB10 1TR

##### Local Authority & tax band

Aberdeenshire Council Tax  
Band G

##### Services

Mains water, drainage and  
electricity. Oil heating.

##### Conservation Area and Listing

Aboyne Conservation Area

##### Fixtures & Fittings

Standard fixtures and fittings  
are included in the sale, along  
with all light fittings and fixed  
floor coverings. All curtains and  
the American style fridge  
freezer will be available by  
separate negotiation. The  
washing machine, tumble drier  
and freestanding freezer in the  
pantry will be excluded from the  
sale.

##### 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

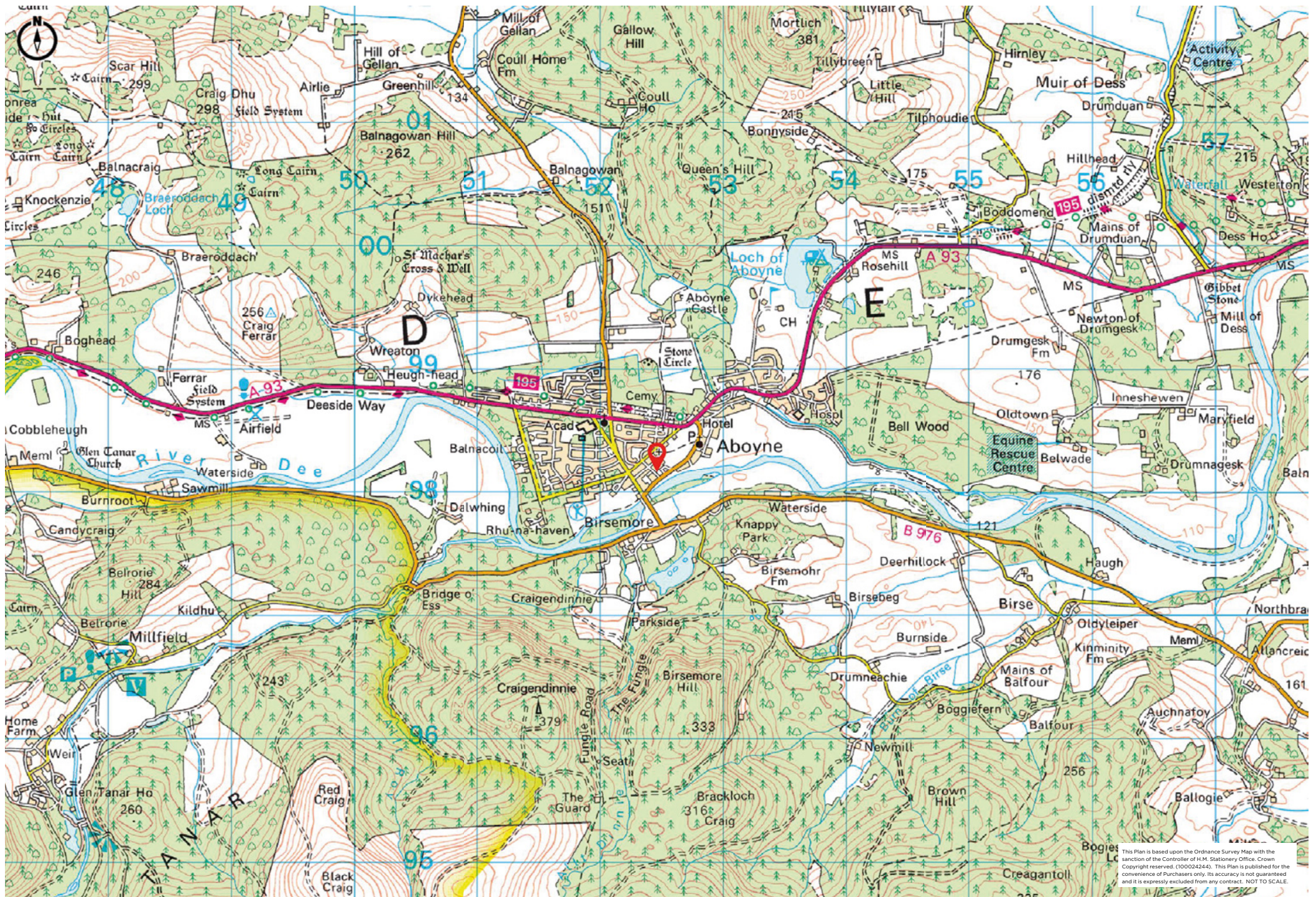
Offers, in Scottish legal form,  
must be submitted by your  
solicitor to the Selling Agents.  
It is intended to set a closing  
date but the seller reserves the  
right to negotiate a sale with a  
single party. All genuinely  
interested parties are advised  
to instruct their solicitor to note 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

Gross internal area (approx) 412.66 sq.m / 4,442 sq.ft

(Including Store)

Double Garage & Store 84.72 sq.m / 912 sq.ft

Total 497.38 sq m / 5,354 sq ft



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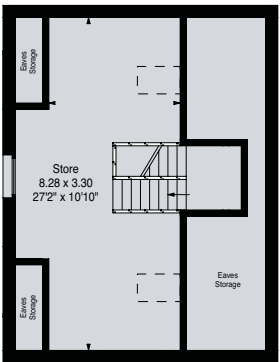
fgormley@savills.com

Laura Totten

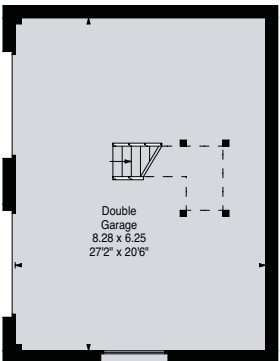
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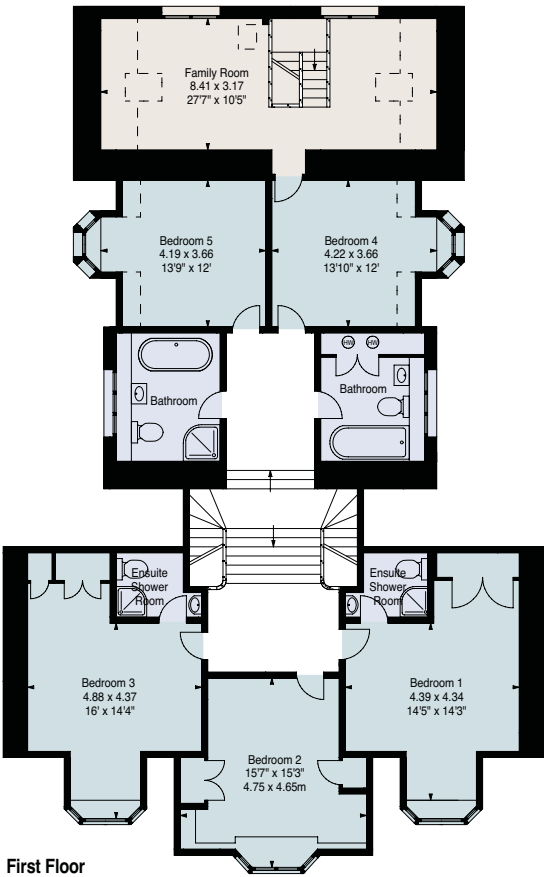
First Floor



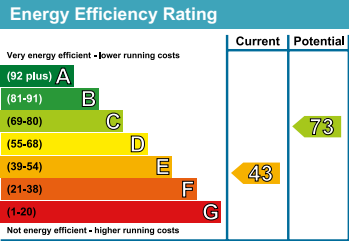
Ground Floor



Ground Floor



First Floor



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