



Period house with views across Royal Deeside

Ordeans, Arbeadie Terrace, Banchory, Kincardineshire, AB31 5TN

Freehold





Delightful and spacious detached period house on an elevated site with outstanding views across Royal Deeside, & versatile one bedroom annexe

Ground floor: Entrance vestibule • Reception hallway • Drawing room • Dining room • Family room • Butler's pantry • Dining kitchen • Cloakroom with WC

First floor: Principal bedroom • 3 further bedrooms • Family bathroom • Extensive floored attic

1 bedroom annexe • Extensive gardens and grounds • Garage • In all about 0.42 acres • EPC = F

Summary

Dating back to about 1904, the Grant family have been the owners of this property since 1943. Its sale now offers the first opportunity in 79 years to acquire this home of distinction. There are an abundance of period features including stained and lead glass work, bay windows, fireplaces, arched alcoves, cornices, picture rails, deep skirting boards, oak floorboards and panel doors.

Accommodation

Externally Ordeans is an exceptionally pretty home with an influence of an Arts and Craft style home full of Edwardian charm and character. The accommodation begins with a vestibule with an original tiled floor and stained glass window with over and side panels. Providing independent access to all the ground floor rooms is the large hallway. The elegant drawing room has a bay window providing delightful views. Opposite with the same wonderful aspect is the formal dining room. Informal and more casual space is catered for in the family room. This bright room has twin windows and fitted bookcase. An arched partially glazed leaded glass

door leads to the butler's pantry which is equipped with a Belling four ring cooker with halogen hob, stainless steel sink and a Hotpoint washing machine. With a rear aspect is the dining sized kitchen. Currently this provides a blank canvas to create your own vision. There is a walk in pantry, two clothes pulleys and the original servants' bell box. A rear entrance porch has a back door. To complete the ground floor is a cloakroom with WC and washbasin.

Dominating the staircase is a superb stained glass window centrepiece which leads to the spacious first floor landing. Stair rods are fitted to the stairwells. A glazed door with port hole style window opens onto a balcony which provides a delightful outlook across Banchory town. A feature of the principal bedroom is a triangular corner press and even more impressive views. The other front facing bedroom benefits from the same views. Also on this floor are two further double bedrooms. All are serviced by an Art Deco style peach coloured suite with elongated and deep bath, washbasin, WC and recessed cupboard. Concealed and integrated is a wide and fixed



staircase to the extensively floored L shaped attic with two skylights. With the necessary planning permissions and consents this room could be adapted for a variety of purposes.

The annexe is incredibly versatile. As well as independent external access there is also an internal connection to the main house itself. At ground floor level is a bathroom with three piece white suite and two opaque windows. The kitchen is fitted with wall and floor units, a sink, airing cupboard, Tricity Tiara cooker and under counter refrigerator. The first floor room above could be used as either a lounge or a bedroom and can be connected to bedroom 4.

Outside

Garage

Detached double garage of timber construction, concrete floor, two side windows, a metal roof and up and over doors. In addition is a small store located at the rear.

A garden gate from Arbedie Terrace provides access to the sweeping driveway and turning area leading to the garage. The lovely gardens of Ordean are mature and established. Lush areas of lawns are flanked by flower beds and rockeries, trees and shrubs. These include rhododendrons, perennial borders and heathers, all of which bring their own colour at seasonal times. At the side there is a stone outbuilding which is block built and steps lead up to provide pedestrian access onto Watson Street. Over on the opposite side a particularly large and level area of lawn was

the perfect spot for a putting green where the current owners enjoyed practising their putting skills. The boundaries comprise stone walls and timber fencing on three sides which makes the garden safer for young children and pets.

Situation

Banchory, considered to be the gateway to Royal Deeside, is a popular and expanding town located along the picturesque River Dee and overlooked by the renowned Scolty Hill. Within Banchory there is a good range of amenities, including specialist shopping, two large supermarkets, banking, restaurants, a garden centre, hotels, swimming pool, library, health centre and several dentists. There are pre-school facilities available in addition to two primary schools and Banchory Academy which caters for secondary education. Banchory Sports Village provides a range of sporting facilities, including a six lane swimming pool. There are numerous outdoor leisure activities available, including hill walking, horse riding, fishing, gliding and golf. Banchory is also well located for access to the ski resorts at Glenshee and the Lecht during the winter months. 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. With a range of subsea companies 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.

Directions

Westhill 14.5 miles, Prime4 Business park 15.3 miles, Altens 19.4 miles, Aberdeen 19.9 miles, ABZ Business Park 20 miles, Aberdeen International Airport 20.1 miles*.

*Please note that all distances are approximate.

General Remarks

Viewings

Strictly by appointment with Savills - 01224 971 110

Solicitor

Ledingham Chalmers
Johnstone House
52-54 Rose Street
ABERDEEN
AB10 1HA

Local Authority & tax band

Aberdeenshire Council band H.

Services

Mains water, electricity and drainage. Electric heating.

Fixtures & Fittings

Standard fixtures and fittings are included in 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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Gross internal area (approx)

Floor 1 1571 sq ft **Floor 2** 1498 sq ft

Floor 3 546 sq ft

Excluded Areas 94 sq ft

Total 3616 sq ft



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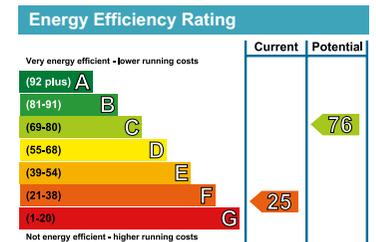
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