



Outstanding, fully renovated and highly adaptable house

Melrose Bank, Garvock Road, Laurencekirk, Kincardineshire, AB30 1FJ



Outstanding, fully renovated and highly adaptable house

Hall • drawing room • dining room • kitchen • conservatory • back hall • master bedroom with en suite bathroom • bedroom with en suite shower room • two further bedrooms • bathroom • study / additional bedroom • interlinking and / or self contained annexe with hallway • sitting room • kitchen • cloakroom • upstairs sun room • bedroom with en suite bathroom • lovely enclosed gardens • covered car port • about 0.43 acres • EPC rating: D

Distances: Montrose 11 miles, Stonehaven 14 miles, Aberdeen 29 miles, Dundee 36 miles

SITUATION

Melrose Bank is situated in the small town of Laurencekirk which has excellent access to the A90, providing easy travelling north to Aberdeen and south to Dundee and is in the heart of the Howe of the Mearns, sheltered from the coast by the Garvock Hill. Inland lie the Glens. Laurencekirk provides shopping and local services, together with primary and secondary schooling and leisure facilities at the new Mearns Community Campus. Montrose and Stonehaven provide more extensive facilities. Lathallan at Johnshaven is a well known local private school. Dundee and Aberdeen offer all the services expected of major cities. Aberdeen, which has benefitted from a variety of new infrastructure investments of late, is a truly global energy city, and has a wide range of shops and businesses together with two universities and a number of private schools. There is a railway station at Laurencekirk offering services to Aberdeen and the south.

Aberdeen Airport provides a range of domestic and European flights and there are services from Dundee to London Stansted. Journey times to Aberdeen and Aberdeen International Airport have been much reduced with the opening of the Western Peripheral Route.

The area is well known for its wide range of outdoor pursuits. There is a country club within the Glenesk Hotel in Edzell and a renowned 18 hole golf course. Other courses in the area include Montrose, Auchenblae and Brechin, along with the championship courses to the north at Royal Aberdeen and to the south at Carnoustie. Salmon and sea trout fishing can be taken on the nearby North and South Esks, while the River Dee and Deeside are easily reached over the scenic Cairn O'Mount road (B974). There is a renowned beach at St Cyrus, which is a nature reserve. The Angus Glens offer some of the finest hill walking in eastern Scotland, and there is skiing at Glenshee and The Lecht. There are lovely forest walks and riding in Inglismaldie Woods.





DESCRIPTION

Melrose Bank is considered to be one of the finest properties in Laurencekirk, and has not been on the market for over 50 years, having been in the seller's family since 1962. It occupies a prime position within the town, facing southwest and overlooking the bowling green, and is within very easy walking distance of both the High Street and the railway station. It is a most attractive and imposing house, which is principally granite built with a slate roof and has a date stone of 1885. From the early 1960s until the mid 1990s it was the local family doctor's house, as well as surgery.

During 2011 the entire property, under architect design and supervision was completely refurbished and renovated. A self contained but connected living space was created out of what was the doctors' surgery, and is now known as The Pavilion. This allows for extensive flexibility, and together with the main house could be used for a variety of purposes, such as

intergenerational accommodation, Airbnb / holiday lets, rental or business use. As such the house offers exciting opportunities. While the entire property was substantially upgraded and modernised, its period character and features, such as panelled doors, high level skirtings and cornicings, were retained and new kitchens and bathrooms were installed. In the main house, the kitchen links with the dining / family room, creating a lovely open plan area, which connects to the conservatory, and as such, is very much the heart of the house. The house was double glazed and rewired and a Sonos system installed, together with a new central heating system and plumbing, including underfloor heating in the kitchen / family room and the master en suite. The second floor was also converted into two bedrooms. It is an extremely well presented house and has both a contemporary and period feel. As well as the kitchen / family room and conservatory





downstairs there is also an elegant hallway and a spacious drawing room. A newly refurbished back hall links the kitchen to The Pavilion and to the garden, so can be used as a useful boot or pets' room. In the main part of the house upstairs is the master bedroom with a spacious and well appointed en suite bathroom. There are two further bedrooms, one of which links through to the annexe and is currently used as a study room, but could easily be another bedroom, particularly if The Pavilion were being used separately. A family bathroom completes the accommodation at this level, with two further bedrooms on the second floor, one with an en suite shower room.

The Pavilion has its own entrance with a hallway and cloakroom, together with a sitting room, currently used as a study, which links through to a small but fully equipped Chalon kitchen. Upstairs is a spacious landing leading to a splendid sun room, known as The Gallery, which enjoys views over Laurencekirk to the south

and west, including Cairn o' Mount. It also has a bedroom with an en suite bathroom.

At the rear of the house, a gate opens onto gravelled parking and turning adjacent to the side of the house. At the front, a gravelled path leads to a wooden front door which opens to the hall which has a dado rail, wooden floor, walk in understair cupboard and a shelved storage cupboard. Off this is the imposing drawing room which has a centre rose, carved wooden mantel and a Chesney's multi fuel stove, bay window and a picture light. The dining room is open plan with the kitchen and has wooden flooring, an open fireplace with marble surround and hearth, two wall lights and a picture light. The fully fitted and very impressive handmade and painted Chalon kitchen has granite worktops and incorporates a Britannia range style cooker with two ovens and five ring induction hob with extractor, integrated dishwasher, sink and a Samsung American style fridge freezer with water and ice dispenser. There is also an

island unit with a wooden worktop and further display / storage units together with three picture lights, and a shelved cupboard. The double glazed and heated conservatory provides additional dining and living space. It is a lovely place to sit and has a productive vine, stone tiled floor and doors to a paved patio. On the other side of the kitchen is the back hall which is timber lined to dado level and has a storage unit with seat, door to the garden and links to the hallway in The Pavilion.

An imposing staircase with ornate cast iron balustrades, wide wooden handrail and three wall lights leads to the first floor landing which has a picture light. The spacious master bedroom has a bay window and an en suite bathroom with Fired Earth tiling, shower cubicle, bath with panelled surround, washbasin with marble surround and vanity unit, WC and two wall lights. Also at this level is bedroom two and the study / additional bedroom which has a cupboard with plumbing for a

washing machine, and links through to the landing in The Pavilion. The family bathroom has a bath with tiled surround and shower, washbasin, WC and a wall light. Stairs lead on up to the second floor landing with an under eaves storage cupboard. Bedroom three is currently used as a study and also has under eaves storage as does bedroom four together with a fitted under eaves hanging wardrobe, and an en suite shower room with tiled shower cubicle, washbasin and WC.

The Pavilion has its own separate wooden entrance door to a hallway with two walk in hanging and shelved cupboards and an understair storage cupboard which houses a Worcester boiler. Off this is a cloakroom with pedestal washbasin, WC, and a cupboard with plumbing for a washing machine and shower. The sitting room, which is currently used as a study has three picture lights and beyond another fitted Chalon kitchen which has fitted Bosch appliances including a four ring hob with extractor, slimline

dishwasher, oven / grill and fridge / freezer together with a sink and French doors to the patio. A staircase leads up to a landing with walk in cupboard and sliding doors to the sun room. Bedroom five has a built in wardrobe, two wall lights and an en suite bathroom with bath with tiled surround, shower cubicle with wet walling, WC, bidet and washbasin with vanity unit.

In front of the house the garden has shrub borders and a pedestrian gate onto Garvock Road. The main area of garden is behind the house and is enclosed and sheltered by some good trees including a fine cedar, together with lawns, flower and shrub borders. The house is linked to the gardens by a paved terrace, which provides lovely and sheltered seating areas. There is an octagonal wooden summer house (2.9 m x 2.95 m (max)), together with a recently refurbished shingle tiled summer house (2.1 m x 3.25 m) with a brick BBQ. In addition, there is a large kennel and a wooden garden shed (4.5 m x 2 m) which is divided in to three

sections. To the side and adjacent to the parking area is a covered car port (5.0 m x 4.8 m).

General Remarks

Viewing

Strictly by appointment with Savills - 01356 628628.

Directions

If coming from the north or south on the A90 dual carriageway (Dundee to Aberdeen) take the second turning into Laurencekirk opposite the B9120 St Cyrus road, and proceed onto Garvock Road. Melrose Bank will be seen on the right opposite the Bowling Club and just before Garvock Road leads into Alma Terrace. Turn into the lane and the entrance gate is on the right.

Outgoings

Aberdeenshire Council tax band G.

Energy Performance Certificate

EPC rating = D.



Solicitors

Thorntons, Whitefriars House,
7 Whitefriars Crescent, Perth,
PH2 OPA.

Services

Mains water, electricity,
drainage and gas. Gas fired
central heating, with separate
zones for each part of the
house.

Fixtures and Fittings

Fitted carpets are included.
Curtains, blinds and light
fittings may be available in
addition. The flagpole is
excluded.

**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 must be submitted in
Scottish Legal Form 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.

Purchase Price

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.



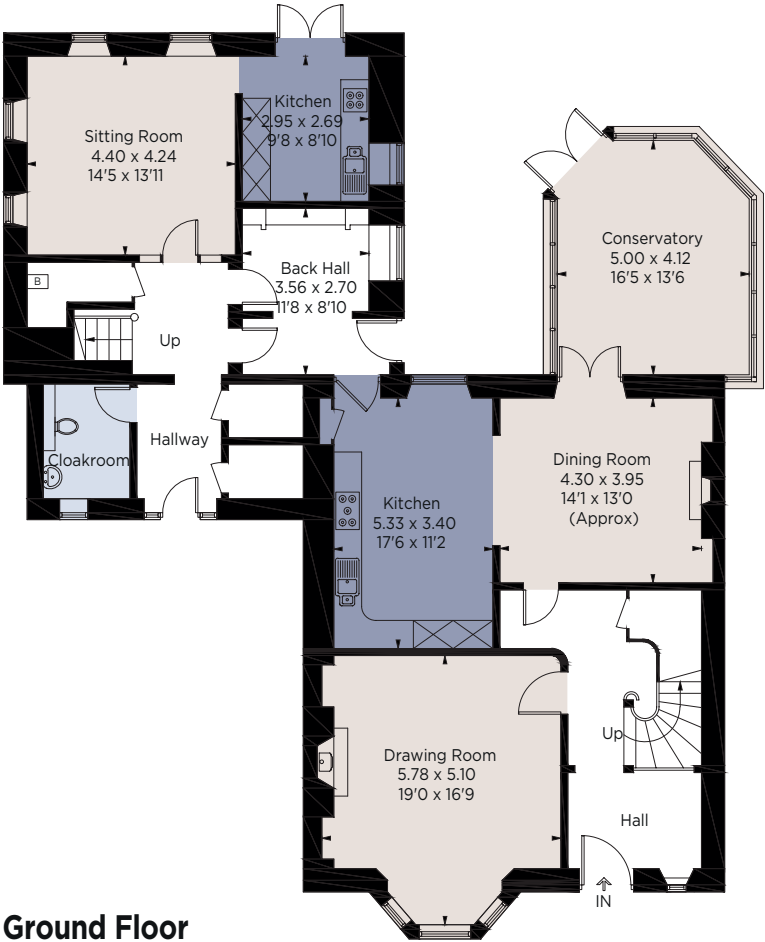
Melrose Bank, 1 Garvock Road, Laurencekirk
Gross internal area (approx) 376.7 sq m / 4055 sq ft (Excluding Void)
Including Limited Use Area 12.5 sq m / 134 sq ft
Total 376.7 sq m / 4055 sq ft



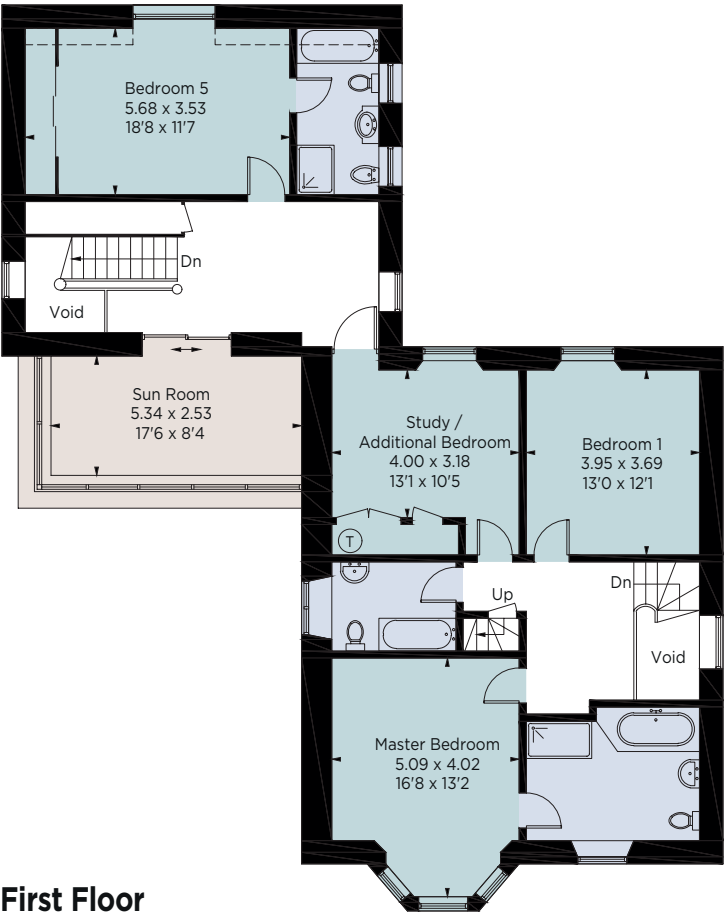
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savills.co.uk

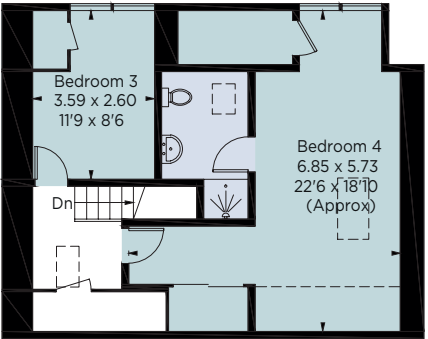
Ruaraidh Ogilvie
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Ground Floor



First Floor



Second Floor

□ = Reduced head height 1.5m

For identification only. Not to scale. © DRO190903

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