

Lochside Lodge

GLENESK, TURRIFF, AB53



Idyllic, picturesque, secluded setting of approximately 7 acres, including your own private loch, woodland, meadows and mature gardens



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McEwan Fraser Legal is delighted to offer to the market this four/five-bedroom, four-bathroom detached dwelling. "Lochside Lodge" has been architecturally designed and built to the highest specifications, with the quality of workmanship evident at every turn. Offering spacious and versatile living accommodation over two floors, it is presented to the market in immaculate condition. The present owners have continuously upgraded including a new kitchen and utility room and new bathrooms. Further benefitting from a multitude of bespoke, stylish fittings and finishes, fresh neutral decor, full double glazing and oil-fired central heating. This substantial property will make a superb family home and offers many opportunities with its generous and versatile living space or those seeking a home with income potential. Early viewing is a must, and it is highly recommended that you do not be disappointed.

THE LOUNGE



The accommodation comprises: a vestibule from the front of the property leading to the hall and all accommodation. The spacious lounge has a vaulted ceiling

with six sets of windows, sliding French doors and a dining area overlooking the stunning loch, which is frequented by an array of wildlife. An ornate wood-burning stove adds a touch of grandeur.

THE KITCHEN, DINING ROOM & UTILITY



The fantastic kitchen is fitted with multiple wall and base-mounted units, granite worktops, double Belfast sink and superior integrated and standalone appliances, with access to the dining room and the utility room.



There are a total of three double bedrooms on the ground floor, two of which have en-suite shower rooms, and all three have fitted wardrobes. A very stylish family bathroom completes the ground-floor accommodation.

BEDROOM 2



BEDROOM 3



THE BATHROOM



A bespoke staircase constructed from reclaimed railway sleepers wrought iron railings and balustrades leads to the very spacious landing with a handy guest WC. A spacious reception room/ games room/cinema room with a retractable cinema screen and has a glass gable end wall with French doors to the large balcony, allowing fantastic west facing views down the loch.

VESTIBULE, HALLWAY & LANDING





THE RECEPTION ROOM/GAMES ROOM/CINEMA ROOM

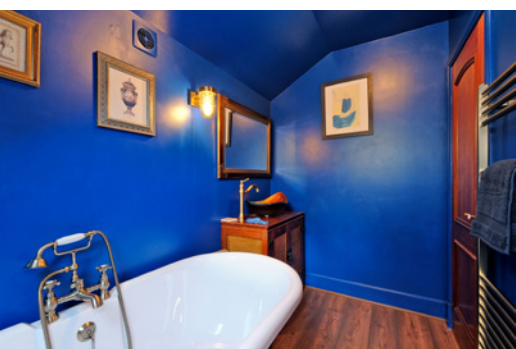


THE BALCONY & VIEW



The huge master bedroom with separate dressing room completes the accommodation with an elegant en-suite bathroom with roll-top bath. In addition, there is an abundance of storage facilities and storage cupboards throughout the property.

THE MASTER BEDROOM WITH EN-SUITE



A serpentine path leads down through the lush front gardens, with large lawns and colourful filled beds with a multitude of mature trees and shrubs. The area beside the house is laid out to a large flag stone patio and extensive decking with wooden railings and balustrades, with a gate giving access to the loch.

EXTERNALS



A gate at the rear leads to a sluice which controls the height of the water in the loch, which is also naturally fed by a freshwater stream. The loch and grounds are a haven for wildlife attracting numerous regular visitors and residents including many water and wading birds such as Mallards, Grebes, Canada and Greylag Geese, Deer, Owls and Red Squirrels. The loch previously was fully stocked with fish and a few brown trout still remain.

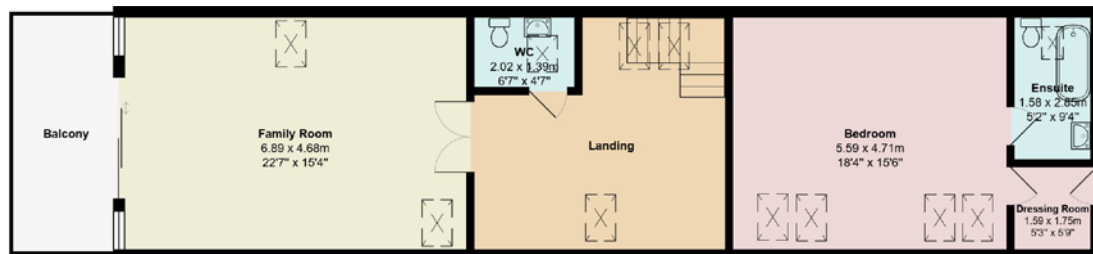


The long driveway leads to the entrance gate. There is an extensive gravel surfaced parking area sufficient for 12 vehicles adjacent to the house. The double garage is equipped with two up and over doors, a pedestrian door, power, and light. The central heating Worcester boiler is also in the garage, and there is ample space for a small workshop. There are hot and cold outside taps at the front and rear of the house.





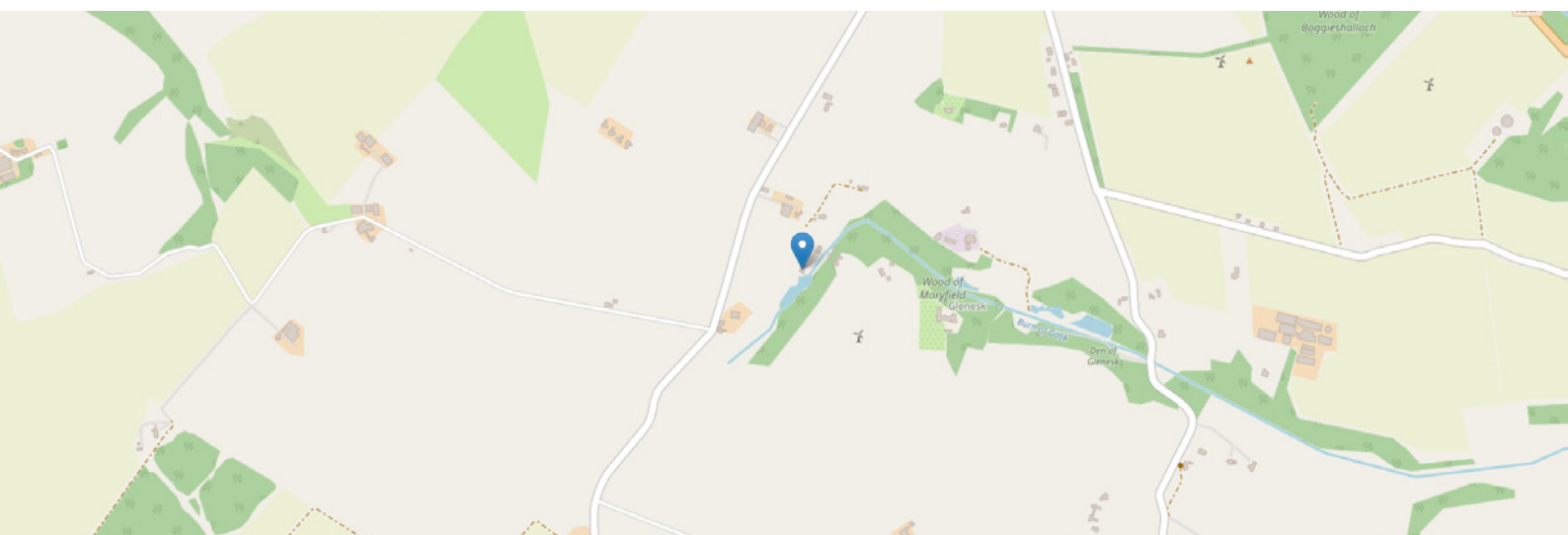
FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 240m² | EPC Rating: C

Services: Mains electricity, mains water, and drainage via a septic tank, with oil-fired central heating throughout.



THE LOCATION

Lochside Lodge is nestled in some spectacular countryside in the small rural hamlet of Glenesk, approximately 2 miles south of the country town of Turriff in the heart of rural Aberdeenshire, south of Banff and Macduff, and at the point where the Burn of Turriff flows into the River Deveron. Turriff is a popular market town, renowned for its welcoming community. It has highly regarded primary and secondary schooling, a good range of shops and other facilities which include a swimming pool, library, sports centre, golf course with salmon and trout fishing on the Rivers Deveron and Ythan.





A comprehensive east coast bus network operates through Turriff, with the city of Aberdeen within easy commuting distance, approximately 35 miles to the south-east, providing all that one would expect from modern-day city living, including a multitude of shopping malls and local shops. There are pubs, restaurants and eateries galore, with fantastic theatres and cinemas to enjoy. Aberdeen is renowned for its fantastic universities, Colleges and higher education.

Aberdeen city offers excellent bus and rail services, with national and international flights being provided from Aberdeen Dyce Airport.



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