



*Desirable rural location, impeccable detached property  
with uninterrupted country views*



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Lakeside is located approximately 4 miles west of Turriff situated in an elevated position within 7 acres of fields, paddocks and immaculate gardens with fantastic uninterrupted views of the rolling countryside. This is quite simply a stunning one-off eco-friendly property that has been built to the highest of specifications with the assistance of a renowned local architect and provides superb, modern-day, open-plan family living. The property boasts many appealing features: fantastic decor, superior stylish fittings, and furnishings including the use of quality oak materials throughout.

The property also benefits from central oil-fired heating, under-floor heating in the dining kitchen, family room and ground floor bathroom, solar thermal heating panels (for hot water) with solar panels for electricity and full double glazing. With its rural location, its equestrian facilities and close proximity to Turriff and easy commute to Aberdeen, this property is an absolute must-view, you will not be disappointed.

## KITCHEN/DINING/FAMILY AREA



This well-proportioned 4 bedroom property offers spacious living accommodation over two floors and comprises the rear porch incorporating the utility room and guest WC, leading to the spacious fully fitted and equipped country dining kitchen boasting superior appliances, multiple wall and base units with contrasting worktops, leading to the spacious open plan family area with french doors leading to the patio area and gardens.



The vestibule from the front of the property leads to the inviting hallway and all other accommodation, a formal reception lounge with a wood burning stove and stunning views, two double bedrooms one of which has en-suite shower facilities and changing room with a family bathroom completing the ground floor accommodation.

# THE LOUNGE



# BEDROOM 3



# BEDROOM 4



# THE BATHROOM





A carpeted staircase with a wooden balustrade leads to the first floor, where you will find a second WC and two further double bedrooms, one with en-suite shower facilities and a dressing room.

The extensive master bedroom adds that touch of grandeur with its en-suite bathroom with double sink, and a dressing room. In addition, there are fitted wardrobes or dressing rooms in all bedrooms with ample storage cupboards throughout the property.

# THE MASTER BEDROOM







# BEDROOM 2



The gardens that surround the house are landscaped and laid mostly to lawn with sporadic planting of shrubs plants and potted seasonal flowers and mature trees. A patio area to the rear of the property leading from the kitchen and family area via patio doors is a great spot for entertaining and enjoying the sun. The rear garden is gated and fenced making it a child and pet-friendly area.

The equestrian side of the property is split into several large paddock areas and all are maintained with recent boundary fences and iron gates. The sand school has recently been resurfaced, with access to a large field shelter with a concrete floor.

Both of the large agricultural buildings have power and light with electric roller doors, in one of the buildings, there are two large stalls and a tack room. There is a vast amount of storage for hay bales, feeds and motorised vehicles if required.

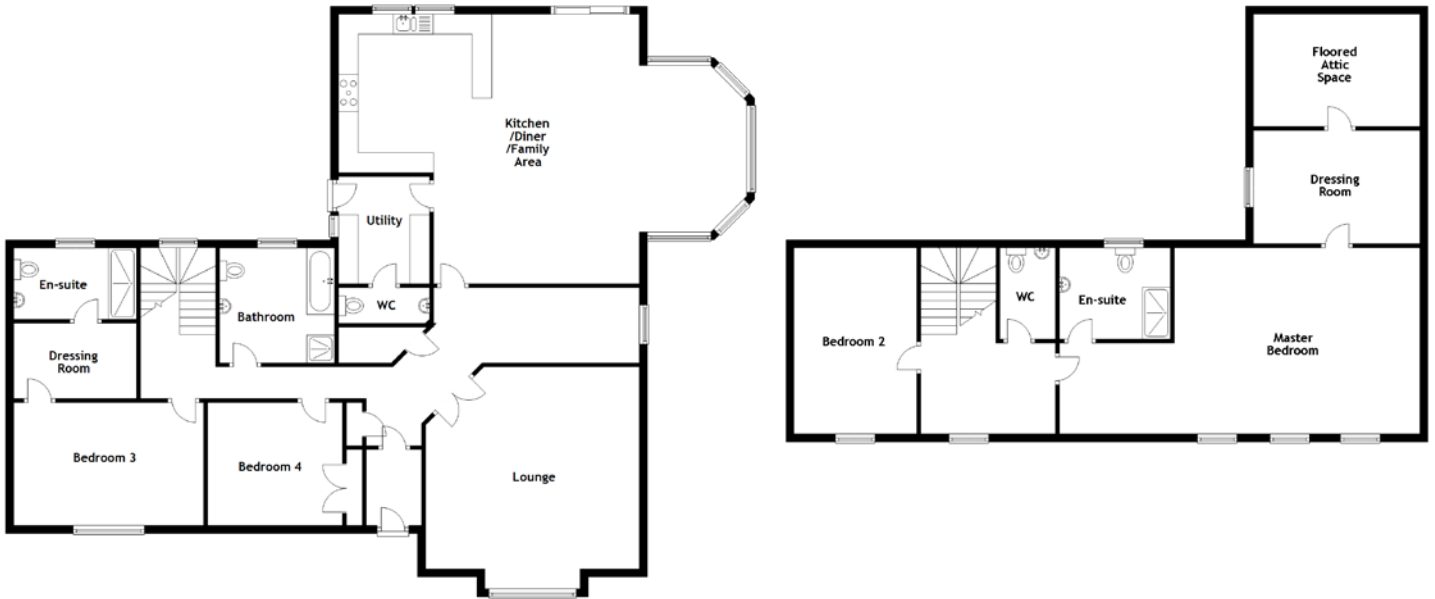
The property is serviced with mains electricity, solar panels, solar thermal panels, mains water drainage to a septic tank and oil-fired central heating with boiler installed 2019.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Ground Floor	
Kitchen/Diner/Family Area	10.30m (33'10") x 6.80m (22'4")
Utility	2.70m (8'10") x 2.30m (7'7")
WC	2.30m (7'7") x 0.90m (2'11")
Lounge	5.60m (18'4") x 5.40m (17'9")
Bedroom 3	4.80m (15'9") x 3.10m (10'2")
Dressing Room	3.10m (10'2") x 1.90m (6'3")
En-suite	3.10m (10'2") x 1.80m (5'11")
Bedroom 4	3.40m (11'2") x 3.10m (10'2")
Bathroom	2.90m (9'6") x 2.90m (9'6")

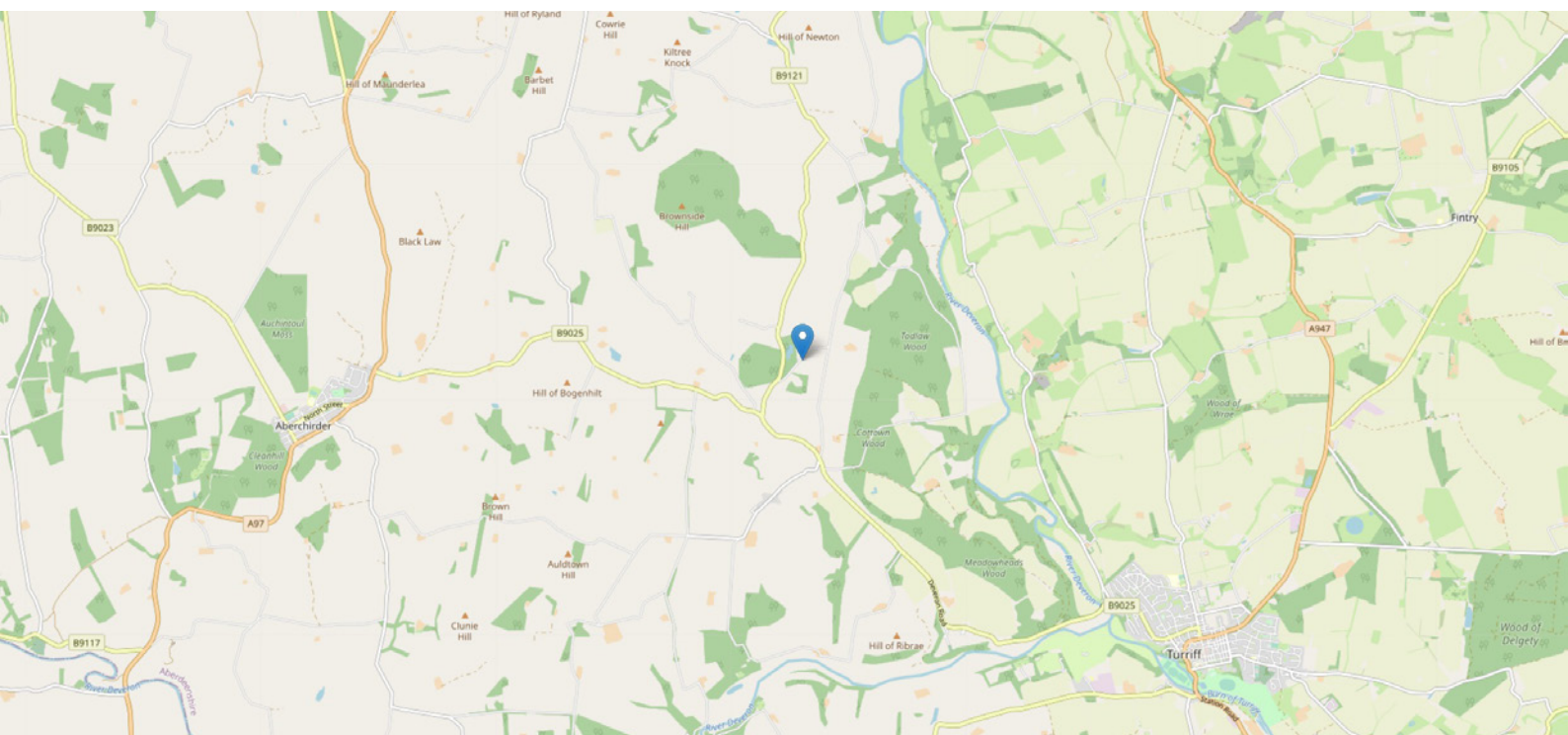
First Floor

WC	2.30m (7'7") x 1.40m (4'7")
Master Bedroom	9.40m (30'10") x 4.70m (15'5")
En-suite	2.80m (9'2") x 2.40m (7'10")
Dressing Room	4.20m (13'9") x 3.50m (11'6")
Floored Attic Space	4.20m (13'9") x 3.20m (10'6")
Bedroom 2	4.70m (15'5") x 3.00m (9'10")

Gross internal floor area (m<sup>2</sup>): 272m<sup>2</sup>

EPC Rating: B

Extras (Included in the sale): All floor coverings, where stated some blinds, curtains, and light fittings are included in the sale.



# THE LOCATION

The property enjoys a pleasant rural location close to the country town of Turriff approximately 4 miles east. It is also well within commuting distance of Dyce and Aberdeen. Turriff offers all the typical facilities from a thriving town, several banking options, NHS health centre, small shops, post office, supermarkets, restaurants, cafés, pubs, and numerous hotels and churches. Preschool, primary and secondary schooling are also available.





Leisure facilities include a swimming pool, bowling club, library, community centre and sports centre. The surrounding area comprises of rolling farmland, and this part of the North East of Scotland is famed for its outdoor pursuits. Salmon fishing is available locally on the River Deveron with the Rivers Don, Dee, and the renowned River Spey all a short distance away.

There are golf courses at Banff (Duff House Royal), Macduff (Royal Tarlair) and Turriff which are right on your doorstep. You are also a short drive from the coastal footpath of the Moray Firth, and some of the most talked about beaches on the Moray coast, where an abundance of wildlife from seals to dolphins and numerous species of birds frequent this coastline.

The East Coast Rail Network operates through Huntly 15 miles south providing a link to Inverness and Aberdeen. Both cities offer excellent rail and bus services, with national and international flights provided by Aberdeen Dyce Airport and Inverness Dalcross Airport. A comprehensive East Coast bus network also operates from the town of Turriff.



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