

# East Lodge

BELHELVIE, BALMEDIE, ABERDEEN, AB23 8YU



*Spacious Four Bedroom Detached Property  
of Historical Interest*



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East Lodge circa 1850 is located at the gates and on the grounds of the historic grade C Listed building of Belhelvie Lodge, a large country house with an ice house and kennels of circa 1783. Primarily in the past, it was used for hunting and fishing and has since been converted into luxury apartments. This is quite simply a fantastic opportunity to own a unique property with private mature woodlands in a stunning rural location in close proximity and easily commutable to Aberdeen. The property over a single level has been maintained by the current owner. It boasts spacious accommodation with many appealing features and further benefits from oil-fired central heating and full double glazing. East Lodge with its stunning, peaceful rural location will make a fantastic family home, with room to grow.

# THE LOUNGE



The accommodation comprises a vestibule and hallway leading to all further accommodation: a formal lounge with a bay window with two other windows is flooded with natural light and the open fire adds a focal point and that touch of grandeur.



# THE KITCHEN



The spacious kitchen has multiple wall and base units with contrasting worktops with the option of using the large range for cooking or the integrated electric hob and oven. The kitchen leads to the large conservatory, which leads to the spacious rear garden.





# THE CONSERVATORY







At the opposite end of the hallway you have a master bedroom with an en-suite shower room, full-length window and large mirrored wardrobes, there are three other double bedrooms one of which has fitted wardrobes. A centrally located family bathroom with a shower over the bath completes the accommodation. In addition, there are ample storage cupboards with a large attic providing further storage.

## THE BATHROOM





# BEDROOM 1



a master bedroom with an en-suite shower room, full-length window and large mirrored wardrobes





# BEDROOM 2





# BEDROOM 3





# BEDROOM 4





Parking is available for multiple vehicles immediately to the side of the property in front of the detached concrete garage or the sizeable wooden workshop both of which have power and light. The grounds including the house extend to approximately 2.6 acres most of which are mature woodlands. The front and side garden is laid mostly to lawn and the rear garden is accessed from a pedestrian gate or the conservatory which is laid mostly to lawn with multiple shrubs plants and seasonal flowers. A patio area is ideal for some al-fresco dining, outdoor entertaining and enjoying the sun. The rear garden is fenced and a safe environment for pets. A greenhouse completes this garden and will remain.

The property has mains electricity, drains that consist of a septic tank and mains water with oil-fired central heating.

# EXTERNALS

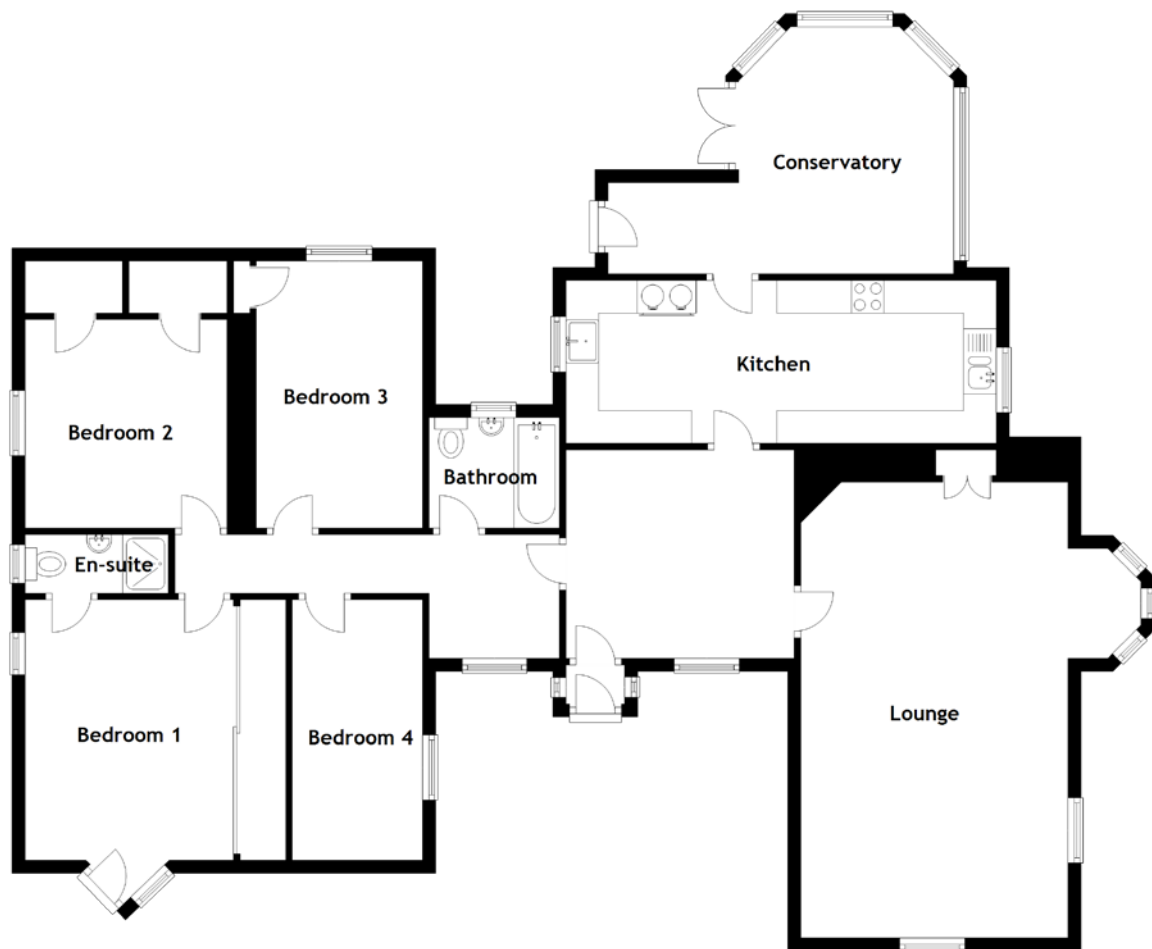








# FLOOR PLAN, DIMENSIONS & MAP



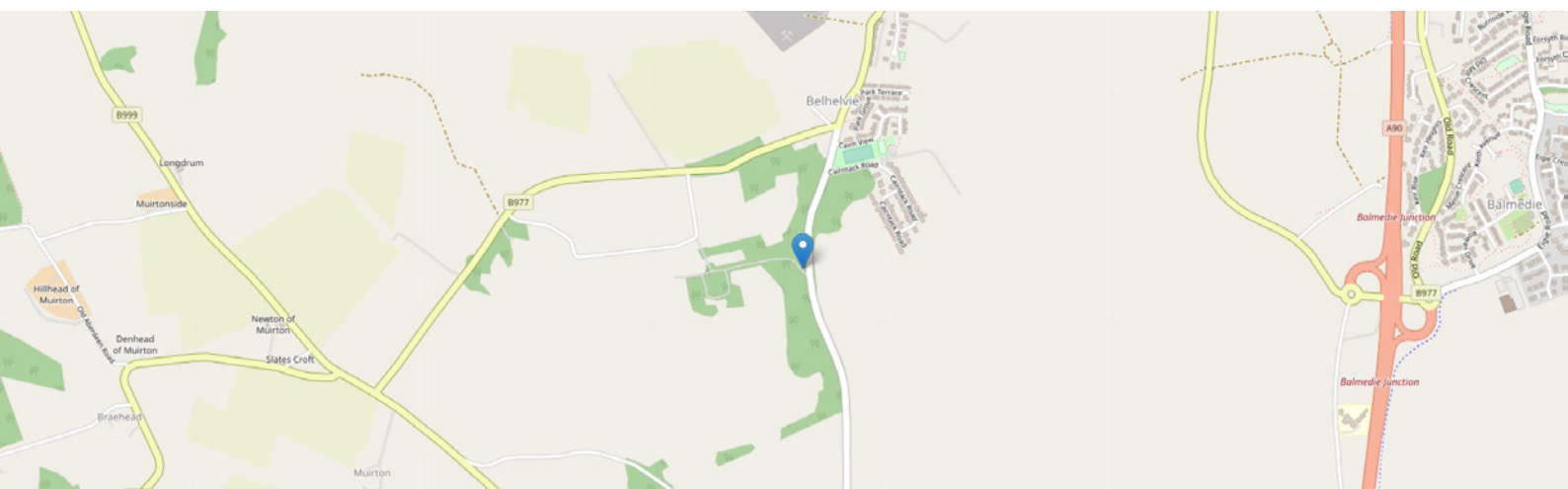
Approximate Dimensions  
(Taken from the widest point)

Lounge	7.00m (23') x 4.10m (13'5")
Kitchen	6.60m (21'8") x 2.50m (8'2")
Conservatory	5.30m (17'5") x 3.38m (11'1")
Bedroom 1	4.00m (13'1") x 3.20m (10'6")
En-suite	2.20m (7'3") x 0.90m (2'11")
Bedroom 2	3.20m (10'6") x 3.10m (10'2")
Bedroom 3	4.10m (13'5") x 2.60m (8'6")

Bedroom 4	4.00m (13'1") x 2.00m (6'7")
Bathroom	2.00m (6'7") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 124m<sup>2</sup>  
EPC Rating: F

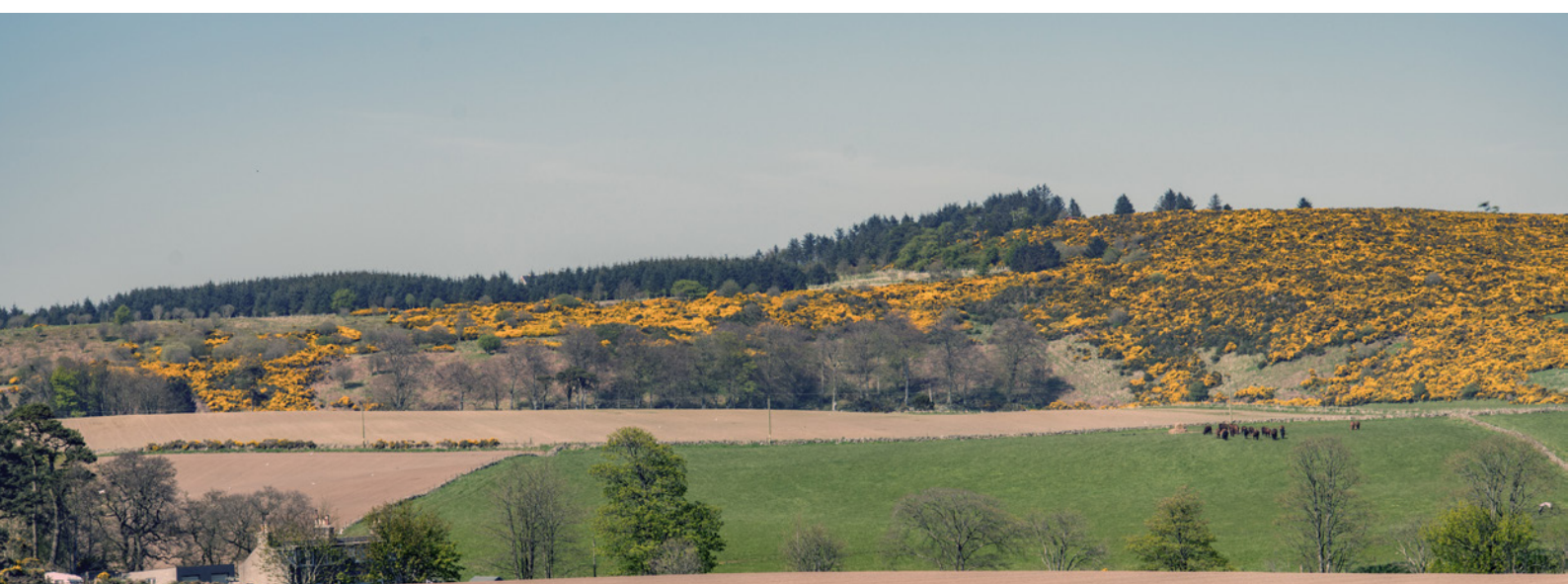
Extras (Included in the sale): All fitted floor coverings, blinds, curtains, light fittings and all white goods (hob, electric oven, dishwasher, American style fridge/freezer and a 9kg Samsung front loading washer/dryer.





# THE LOCATION

East Lodge and the village of Belhelvie are located in a fantastic popular country location close to Balmedie beach and Trump International Golf Course, approximately nine miles north of Aberdeen. The property is within easy reach of the Aberdeen Western Periphery Route (bypass). It is ideally situated with access to the nearby villages of Balmedie and Potterton both of which offer a wide range of amenities including play parks, local shops, cafes, leisure activities with football, tennis courts, a golf course and Balmedie Beach Country Park and a Nature Reserve.







Primary education is available at nearby Balmedie with secondary education provided by Bridge of Don Academy and Old Machar. Belhelvie is particularly convenient for the airport and the oil-related offices at Bridge of Don and Dyce and for those who want countryside, seaside and city life all on their doorstep. A variety of larger shops, including Marks and Spencer, Costa Coffee and B&Q, are available at the nearby retail park only a 10-minute drive away, and an ASDA supermarket and Tesco 24-hour at Danestone.

Aberdeen city offers excellent bus and rail services with national and international flights from Dyce Airport. The East Coast Rail network operates from Aberdeen, linking to the central belt and beyond. There is a considerable amount of additional shopping facilities and amenities as you would expect from the oil capital of Europe.



  
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