



Old Lodge offers a fantastic opportunity to acquire a large family home with space for development if desired



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McEwan Fraser Legal is delighted to present Old Lodge, Marnoch, a large 4 Bedroom detached bungalow (187m²) on approximately 3 acres with a sizeable industrial shed and garden pond near Aberchirder in rural Aberdeenshire. Old Lodge is in excellent condition and offers an authentic taste of rural living despite being only 2.3 miles south of Aberchirder, showcasing uninterrupted 360-degree views across the shire. The property sits on a mature 3-acre plot which affords complete privacy to the accommodation.

A long drive leads to a chipped stone area at the house's entrance that can accommodate at least eight cars. A paved path leads you to the front door and vestibule, where the accommodation is over a single level. A prospective buyer will observe the house is set well back from the road, assuring this family home is afforded complete privacy.

THE LOUNGE

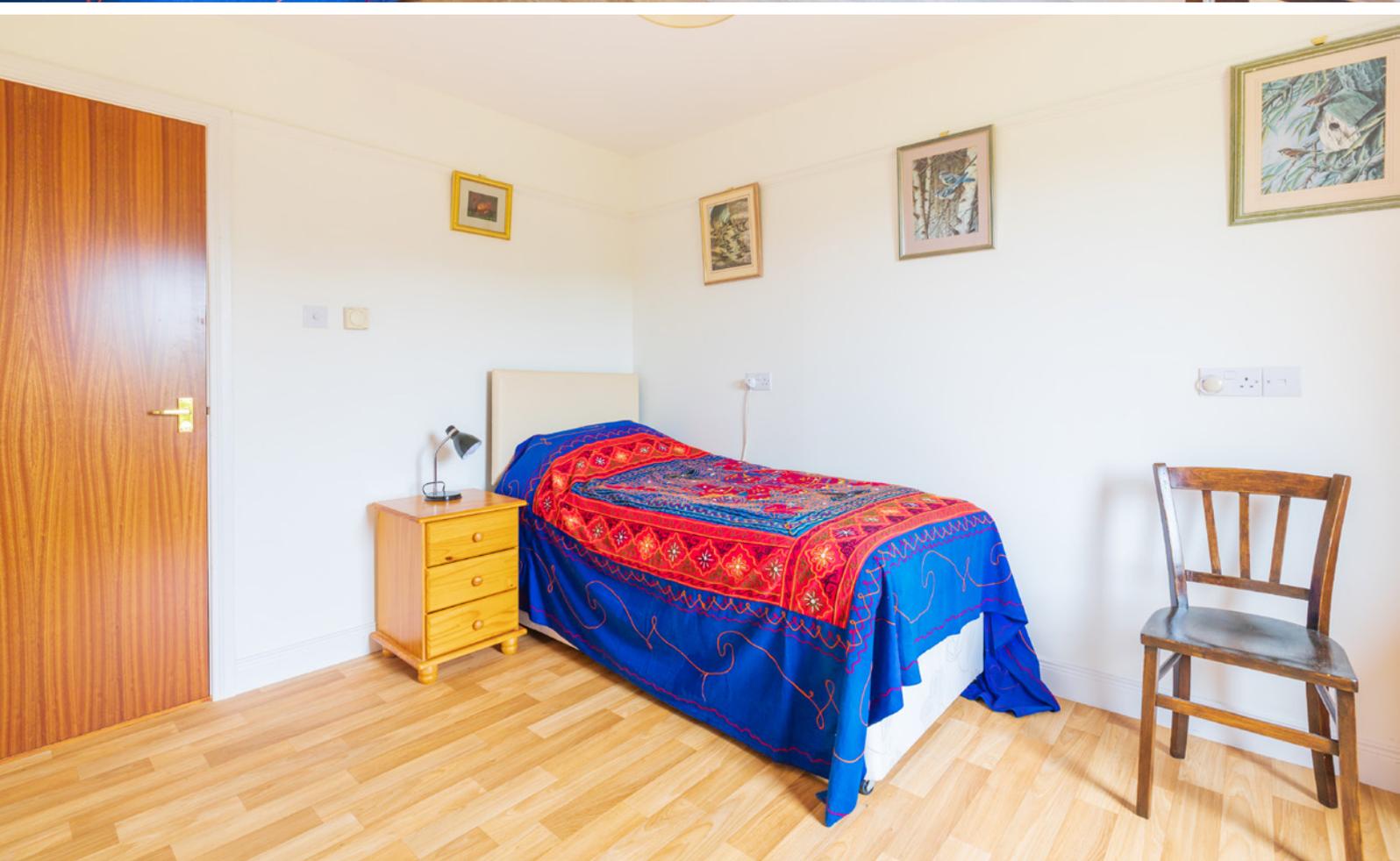


The foyer and hall lead to all accommodation - moving clockwise through the property on your left is a bright, comfortable dual-aspect lounge with patio doors which lead to the front garden. Immediately after is a dual-aspect family room with a marvellous multi-fuel stove for the family to gather around. A medium-sized double bedroom follows (no storage). Continuing clockwise is a large family bathroom with a separate shower cubicle and bath with a half-height tiled splashback.

THE FAMILY ROOM



BEDROOM 4



THE BATHROOM



THE KITCHEN



Then a well-equipped family kitchen, a practical rectangle with ample storage, a ceramic hob and integrated electric oven, fridge freezer with sufficient space for an informal kitchen dining table. Moreover, a sizeable larder cupboard and utility area make this an invaluable, comprehensive family kitchen.

The dual-aspect formal dining room is bright and airy with a dining table comfortably sitting six persons and patio doors that open to the garden.

THE DINING ROOM





Off the hall are three double bedrooms; two have wardrobe storage; the first is being used as an office (no storage), with the main bedroom a large double room with en-suite and full-width wardrobe storage. All accommodation overlooks the garden.

The property is double-glazed throughout with predominately laminate floors, oil central heating. A borehole closeby to the property provides water. A septic tank and settling tank deal with wastewater. In addition, 17 solar panels contribute to the property's efficiency.

BEDROOM 1





BEDROOM 2



BEDROOM 3/OFFICE

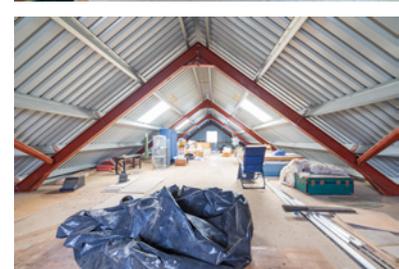


Externally, a wrap-around, fully enclosed substantial mature garden (lawn, trees and shrubs) with a feature pond, including a small summer house and two sizeable greenhouses. However, it is the vast (circa 135m²) metal shed over two levels (including Office, Workshop and Mezzanine storage floor, three separate dog kennels and double electric doors) which offers genuine worth and evident flexibility.

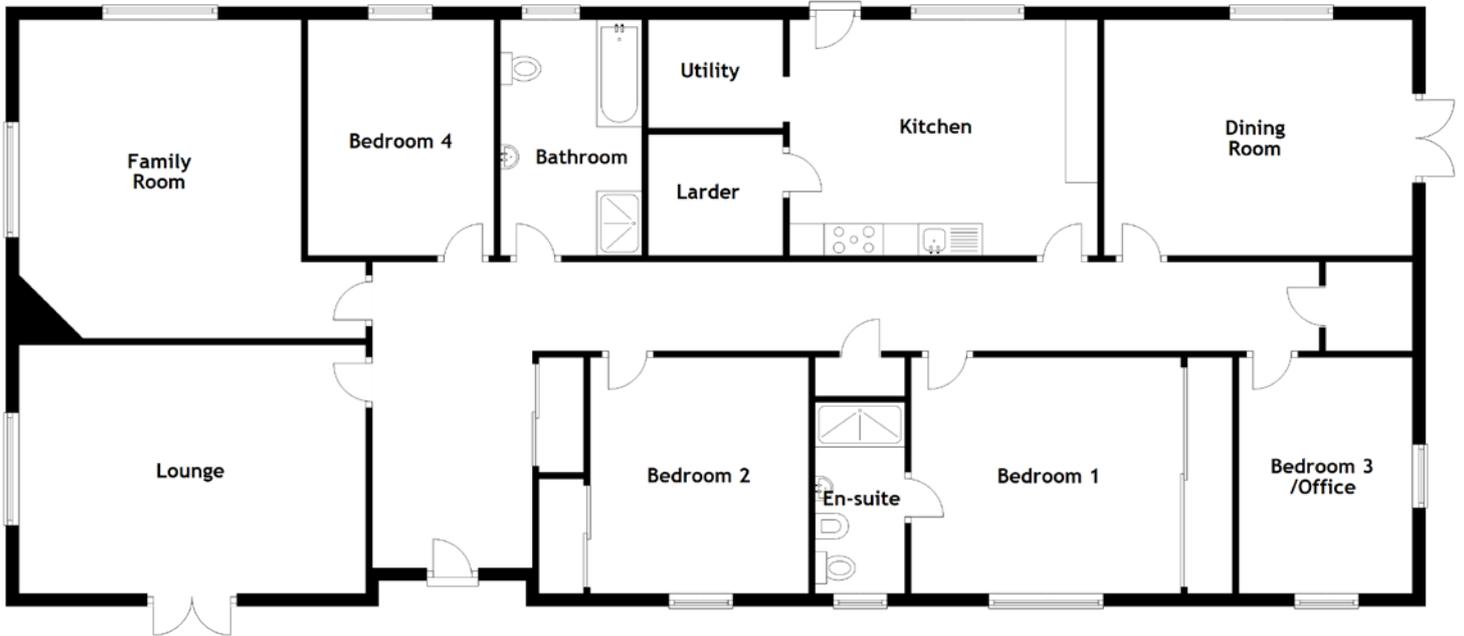
Old Lodge offers a fantastic opportunity to acquire a large family home with space for development if desired alongside functionality in a breathtaking rural setting that has been fine-tuned for a large family, multi-generational living, or business hosting.

EXTERNALS & VIEW





FLOOR PLAN, DIMENSIONS & MAP

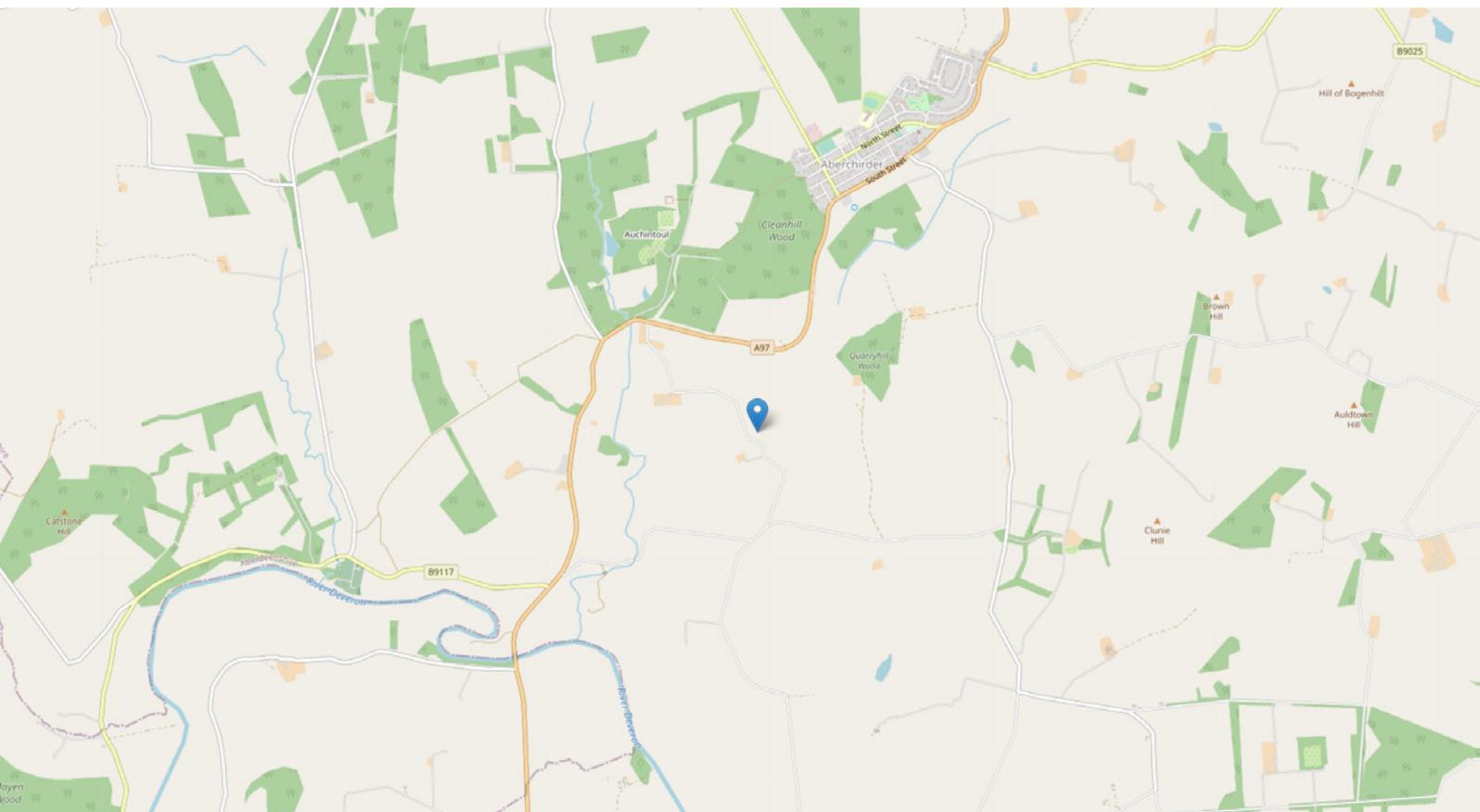


Approximate Dimensions (Taken from the widest point)

Lounge	5.40m (17'9") x 3.90m (12'10")
Family Room	5.40m (17'9") x 5.00m (16'5")
Kitchen	4.80m (15'9") x 3.70m (12'2")
Larder	2.10m (6'11") x 1.90m (6'3")
Utility	2.10m (6'11") x 1.70m (5'7")
Dining Room	4.80m (15'9") x 3.70m (12'2")

Bathroom	3.70m (12'2") x 2.20m (7'3")
Bedroom 1	4.20m (13'9") x 3.70m (12'2")
En-suite	3.00m (9'10") x 1.40m (4'7")
Bedroom 2	3.70m (12'2") x 3.40m (11'2")
Bedroom 3/Office	3.70m (12'2") x 2.70m (8'10")
Bedroom 4	3.70m (12'2") x 2.90m (9'6")

Gross internal floor area (m²): 192m² | EPC Rating: B



THE LOCATION

Set in a tranquil rural location only 2.3 miles from Aberchirder, approximately five miles from the historic town of Huntly, eleven miles to the coastal town of Banff, and very commutable to the city of Aberdeen by road or rail.





Day-to-day services, including primary schooling, local shops and a medical centre, are provided by the nearby village of Aberchirder, with the larger towns of Huntly offering a wide variety of services ranging from primary and secondary schooling to medical and retail services, including supermarkets and leisure facilities. The local and surrounding area is renowned for its multitude of sporting pursuits. The river Deveron is right on your doorstep with the river Spey close by; both are famous for salmon and trout fishing. The nearby Cairngorm mountains provide hill walking and skiing opportunities with celebrated golf courses in Banff, MacDuff. The nearby towns of Keith and Dufftown are in the heart of the Speyside malt whiskey country and its popular whiskey trail.



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THE SUNDAY TIMES
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