

Lochside Lodge

GLENESK, TURRIFF, AB53 8AH



Idyllic, picturesque, secluded setting of approximately 7 acres including a fishing loch and mature gardens



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McEwan Fraser Legal is delighted to offer this 5 bedroom 4 bathroom detached dwelling to the market. Lochside has been architecturally designed and built to the highest of specifications by professional trade persons with the high quality of workmanship being evident at every turn. It offers spacious and versatile living accommodations over two floors and is presented to the market in an immaculate walk-in condition. It further benefits from a multitude of stylish fittings and finishings and immaculate fresh neutral decor, full double glazing and oil-fired central heating.

This substantial property with many potential opportunities with its stunning location and gardens will make a superb family home with room to grow, a fantastic bed and breakfast, a holiday home or would suit the professional or recently retired. Early viewing is a must and is highly recommended you will not be disappointed.

THE LOUNGE



The accommodation comprises a vestibule from the front of the property leading to the hall and all accommodation. A spacious lounge with a cathedral-style ceiling with six sets of windows and a dining area overlooking this stunning loch which is frequented by an array of wildlife. An ornate wood-burning stove adds a touch of grandeur.

THE DINING ROOM & KITCHEN



There is a separate snug/formal dining room, a fantastic kitchen which is fitted with multiple wall and base mounted units and superior integrated and standalone appliances, with access to the utility room.



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

THE GROUND FLOOR BEDROOMS & ENSUITE



THE BATHROOM



A bespoke eucalyptus staircase with a large Velux window leads to the spacious landing which could be utilised as an office or additional lounge with a handy guest WC. A spacious guest bedroom was formerly used as a game and cinema room which has a glass gable end wall with French doors to the large balcony allowing fantastic views down the loch.



THE GUEST & MASTER BEDROOMS



The huge master bedroom completes the accommodation with a modern en-suite bathroom and walk-in wardrobe. In addition, there is an abundance of storage facilities and storage cupboards throughout the property.



EXTERIORS



The long driveway includes tall trees and a log storage area and leads to the enclosed driveway with potting shed, wood store and drying green. There is plentiful parking on the decorative stone chip drive immediately to the front of the double garage equipped with two electric up-and-over doors, a side door, power and light. The central heating Worcester boiler is also in the garage and there is also ample space for a small workshop. A serpentine path leads down through the lush front gardens with a wild Rosa Rugosa hedge, large lawns and colourful filled beds with a multitude of mature shrubs and plants along with mature trees.

The area beside the house is laid to a large paved patio and neat semi-circular decking which has recently been replaced and added to with a cost in excess of £30,000. The area beside the loch is planted with bamboo beside the south-facing gazebo and deck.

A gate at the rear leads to a sluice dam which controls the height of the water in the loch, which is also naturally fed by a freshwater stream and includes the island, offering shelter for wildlife including otters, Canada geese, deer, foxes, badgers, woodpeckers, goldfinches and red squirrels who are regular visitors. Walking around the deck towards the loch there is an ideal area for fishing.





The area beside the overhang is totally secluded and ideal for entertaining. A gate further round the loch gives access to the end of the loch with a large lawn, and all the land at the end and at the back of the loch with woodland leads up to a high boundary. This area at the lower end is like a meadow and could be made into a couple of small paddocks suitable for rare breeds of sheep and goats etc but not large horses.

The property is serviced with mains electricity, and mains water drains consisting of a septic tank to a soak away, with oil-fired central heating throughout.



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

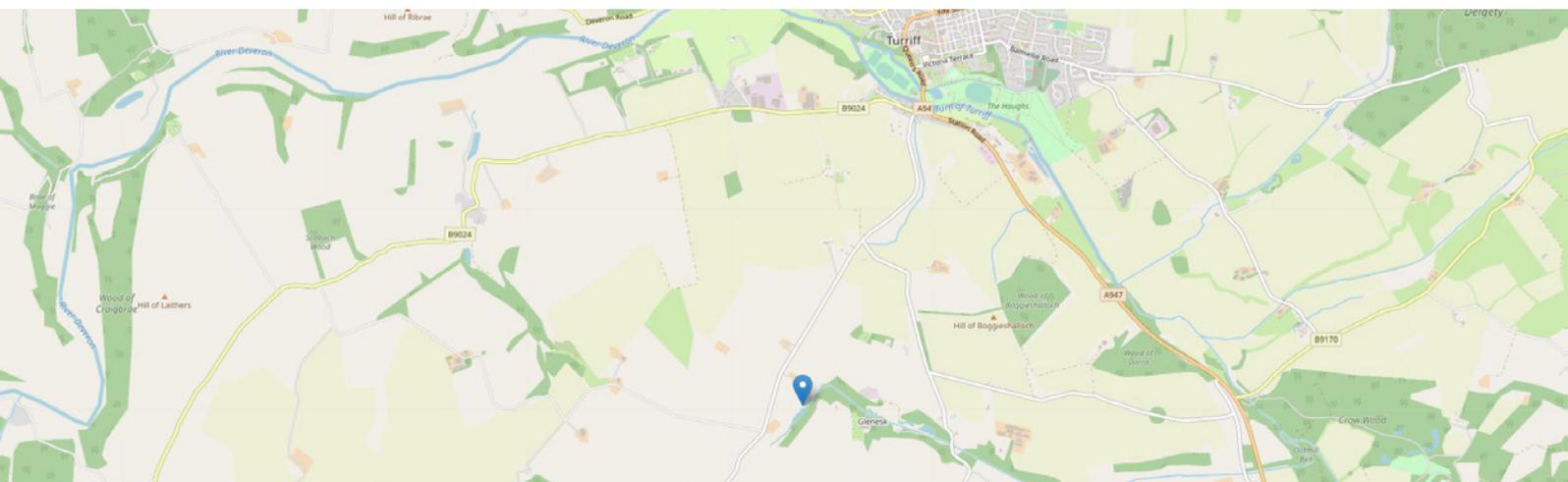
Vestibule	1.70m (5'7") x 1.70m (5'7")
Lounge	8.30m (27'3") x 5.50m (18'1")
Dining Room/Snug	4.21m (13'10") x 2.40m (7'10")
Kitchen	5.30m (17'5") x 3.10m (10'2")
Utility	3.10m (10'2") x 1.70m (5'7")
Bathroom	3.10m (10'2") x 1.70m (5'7")
Bedroom 2	3.40m (11'2") x 3.30m (10'10")
En-suite	3.30m (10'10") x 1.10m (3'7")
Bedroom 3	3.40m (11'2") x 3.10m (10'2")
En-suite	3.00m (9'10") x 1.40m (4'7")
Bedroom 4	3.30m (10'10") x 2.80m (9'2")

Landing	5.20m (17'1") x 3.20m (10'6")
Master Bedroom	5.60m (18'5") x 4.89m (16'1")
En-suite	2.80m (9'2") x 1.50m (4'11")
Bedroom 5/Sitting Room	6.90m (22'8") x 4.70m (15'5")
Garage	7.50m (24'7") x 6.00m (19'8")

Gross internal floor area (m²): 239m²

EPC Rating: D

All fitted floor coverings, blinds, curtains, and light fittings are included in the sale. Other soft furnishings and electrical items are by separate negotiation. Note: The polytunnel and potting shed will remain.



THE LOCATION

Lochside 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, bowling stadium, library, community centre, sports centre, and 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 east. It provides 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 service with national and international flights being provided from Aberdeen Dyce Airport.



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