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Aberdeen

399 Union Street
AB11 6BX
Tel 01224 56 46 36

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75 High Street
AB31 5TJ
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AB41 9JB
Tel 01358 72 07 77

Inverurie

6 North Street
AB51 4QR
Tel 01467 62 93 00

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1 Market Buildings
AB39 2BY
Tel 01569 76 29 47

E-mail:

property@raeburns.co.uk

www.raeburns.co.uk

INCHGEAL LODGE, BALLATER, AB35 5SH



**Substantial Granite Villa Spanning Four
Floors in Desirable Deeside Location**

OFFERS OVER
£595,000

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Accommodation Overview

Vestibule, Reception Hall, Lounge, Dining/Sitting Room, Double Bedroom with En Suite, Rear Hall leading to Shower Room, Butlers Pantry, Dining Kitchen, Sun Lounge, Laundry Room, Rear Vestibule. Mezzanine Level: Bathroom with Rear Hall leading to Two Double Bedrooms and Rear Staircase. First Floor: Four Double Bedrooms all with En Suite Facilities. Second Floor: Four further Double Bedrooms and Shower Room. Extensive Walled Garden and Detached Double Garage with adjacent Office/Hobby Room.

A rare opportunity has arisen to purchase a substantial granite villa in the heart of Royal Deeside town of Ballater. This impressive property offers generous accommodation spanning four floors and is situated within the well maintained established gardens with views towards the River Dee. Previously run as a successful guest house, the property offers the potential to run a business or provide a stunning family home. The well proportioned rooms boast many original features with several modernisations including a large dining kitchen and en suite facilities. Of particular note is the attractive lounge with full height bay window frontage and feature fireplace, dining/sitting room on open plan again with bay window frontage and fireplace housing a wood burning stove, well appointed dining kitchen served by a separate laundry room and spacious sun lounge with access to the private gardens. Bedroom accommodation is spread over three floors with most bedrooms having en suite facilities. The property is further enhanced by a generous detached double garage with adjacent office/hobby room. Viewing of this impressive period family home is recommended to fully appreciate the location and development/business potential on offer.



Vestibule

Entered via an original pitch pine door with decorative glazed side panels this bright entrance features moulded coving and dado rail. Part glazed door with matching side screen leads to reception hall.

Reception Hall

A welcoming hallway with original features including deep skirtings, moulded coving, plaster corbels and dado rail. Neutral décor is complemented by pitch pine doors and facings and a cast iron radiator. Part glazed door to rear hall.

Lounge

5.90m x 4.80m (19'4" x 15'7") approx.

Light and airy room boasts full height bay window frontage with views over the established gardens. Twin windows to the side incorporating window seats. A particular focal point is the ornate wooden fire surround housing an open fire set on a marble hearth. Moulded coving. Picture rail. Wall lights with dimmer. Exposed wood floor.

Dining/Sitting Room

9.70m x 4.90m (31'8" x 16'0") approx.

Formally the guest breakfast room, this spacious room enjoys an open plan layout, again with full height bay window to the front and further window to the side. Ample space for a range of furnishings including large dining table and chairs if desired. Recess alcove with display shelving. High level wooden fire surround with polished granite back plate and hearth houses a wood burning stove. Door to rear hall.

Bedroom 1 with En Suite Shower Room

5.80m x 3.70m (19'0" x 12'1") approx.



Rear Hall

A part glazed door from the reception hall leads to the rear hallway and access to the remaining ground floor accommodation. Deep under stair cupboard. Part glazed door to an inner hallway with further deep fitted cupboard. This area is pine lined to dado height with laminate wood flooring.

Shower Room

Fitted with a white two piece suite and fully tiled shower enclosure housing a Mira shower. Opaque window to the side. Xpelair.

Butlers Pantry

Useful store fitted with original pitch pine cupboards and shelving, equipped with light and laminate wood flooring.

Sun Lounge

7.10m x 4.40m (23'3" x 14'4") approx. at widest

This superb room boasts a bay window to the private side gardens and a glazed door leading to the rear sun deck. Extensive use of natural wood linings and vaulted ceiling with exposed beams is complemented by exposed granite walls. Freestanding wood burning stove with exposed flu set on a polished slate hearth.

Dining Kitchen

6.25m x 3.80m (20'5" x 12'5") approx.

Fitted with a wide range of wall and base units, ample Corian work surface and upstands incorporating a moulded sink and drainer. The oil fired AGA range cooker with twin hotplates with double oven will remain. Free standing dishwasher and integrated fridge. Space for breakfast table and chairs. Window to the rear. Access to laundry room and double French doors to the sun lounge. Door with concealed access to rear staircase to mezzanine level.



Laundry Room

Fitted with base units incorporating sink and work surface. Space for freestanding washing machine, tumble dryer and freezer. The bright area benefits from windows on two aspects. Arch to vestibule.

Rear Vestibule

Good size area with part glazed uPVC door to the side driveway. Window to the side. Moulded coving.

Stairs to Mezzanine/Upper Floors

From the reception hall a carpeted staircase with original pitch pine balustrade and bannister leads to the mezzanine and upper floor. The mezzanine allows access to the bathroom with the rear hallway leading to two double bedrooms and staircase to dining kitchen.

Bathroom

Fitted with a white three piece suite with Mira shower over the bath. Fully tiled around the bath/shower area and behind sanitary ware. Shaver point. Velux window.

Bedroom 10

3.55m x 3.00m (11'8" x 9'11") approx.

Bedroom 11

3.55m x 2.95m (11'8" x 9'8") approx.

First Floor Landing

Galleried landing leads to the main bedroom accommodation.



Bedroom 2/En Suite/Dressing Room

4.60m x 4.60m (15'2" x 15'2") approx.

A generous room with bay window to the front enjoying open views towards the River Dee. **Dressing Room:** 3.30m x 1.65m (10'11" x 5'5") approx. This versatile room accessed via the bedroom offers ample space for a range of furnishings, suitable as a dressing room or study. **En Suite:** Fitted with a four piece suite incorporating a w.c., wash hand basin, bidet and corner Jacuzzi bath. Separate fully tiled shower enclosure housing a Mira shower. Window to the front.

Bedroom 3 with En Suite Bathroom

4.60m x 3.00m (15'2" x 9'11") approx.

Bedroom 4 with En Suite Shower Room

5.95m x 3.50m (19'6" x 11'6") approx.

Bedroom 5 with En Suite Shower Room

3.55m x 3.50m (11'8" x 11'6") approx.

Second Floor Landing

Sky light provides natural light. Deep fitted storage cupboard.



Bedroom 6

4.45m x 3.95m (14'8" x 13'0") approx. at widest

Bedroom 7

4.45m x 3.95m (14'8" x 13'0") approx. at widest

Bedroom 8

3.95m x 3.30m (13'0" x 10'10") approx. at widest

Bedroom 9

3.95m x 3.30m (13'0" x 10'10") approx. at widest

Bedrooms 6-9 are generous and most benefit from a vanity sink.

Shower Room

Fitted with a two piece suite and shower cabinet housing a mains pressure shower. Twin velux windows to the front. Xpelair.

Garage/Office

The adjacent large detached double garage with twin up and over doors is equipped with power and light. Located to the rear of the garage is a home office/hobby room (3.80m x 3.75m (12'5" x 12'3") approx.), fully lined and equipped with power and light.



Outside

Occupying an established walled garden, a sweeping stone chip driveway leads to ample off-road parking and the detached double garage. The south east facing front gardens are mainly laid to lawn with several established specimen trees and decorative borders stocked with an abundance of mature shrubs and seasonal plants. Gated access to the side leads to a private side/rear garden, again mainly laid to lawn with large timber sun deck ideal for outdoor entertaining. Borders are stocked with established shrubs and seasonal plants. Behind the garage is a further area of parking and a detached double car port. External lighting. Water tap and power points.

Notes

Partial original sash and case windows/uPVC double glazing. Oil central heating. EPC=F. All floor coverings and window dressings to remain along with some light fittings and white goods. Wired smoke detectors and heat sensors throughout.

Viewing

Please telephone 07554 267712 or 01339 753849 or the Selling Agent's Banchory office.

Office Reference: JFM/Banchory

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