

**Old Bourtie Lodge, Inverurie,**  
Inverurie, AB51 0HH

**Price Around**  
**£565,000**

ASPC ref : 300999

 4  3  3 270 m<sup>2</sup> EPC **D** Council Tax Band **G**



**Arrange a viewing**

 **01224 622622**

(Ledingham Chalmers LLP)

**Ledingham Chalmers LLP**

4 Alford Place  
Aberdeen  
AB10 1YD

**Email:**

[property@ledinghamchalmers.com](mailto:property@ledinghamchalmers.com)

**Website:**

<http://www.ledinghamchalmers.com>



Property features:

 Central heating	 Garage	 Garden	 Parking
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**Superb Four Bedroom Scandinavian Designed Detached Dwellinghouse with Integral Double Garage**

Old Bourtie Lodge is a superb, energy efficient **Scandinavian designed detached Dwellinghouse** set within approx one acre of mature garden grounds and enjoying enviable panoramic views over the surrounding countryside. The property offers a particularly generous level of accommodation sure to meet the demands of the most discerning purchaser. Noteworthy features of this fine home include well proportioned living accommodation with large windows enjoying the views and extensive use of pine ensuring a light and airy ambiance throughout.

The reception hall has fabulous custom made parquet oak flooring and west facing patio doors to the rear drawing in plenty natural light and enjoying stunning views. A door in the reception hall leads to the south wing accommodation comprising lounge, shower room and integral garage. The lounge is a well proportioned room with pine ceiling and two west facing windows to the rear enjoying a pleasant outlook. A door in the lounge leads to the integral double garage which has plans drawn for conversion into further living accommodation

if required. The shower room is fitted with a cream coloured suite with tiled floor and window ventilation.

The north wing accommodation has an inner hall with custom made oak flooring and staircase leading to the upper floor. The dining room and kitchen are on open plan with peninsular units separating the two areas. There are windows on three sides and patio doors in the kitchen area making this a particularly bright space. There are two double bedrooms on the ground floor which could be used as further public rooms if required. A utility room with east facing window provides ample space for laundry tasks and storage. Completing the ground floor accommodation is the bathroom with cream coloured suite and separate shower cubicle.

The first floor accommodation has a superb lounge with French door leading to a west facing balcony which provides a pleasant area to enjoy the fabulous views. The master bedroom has a range of fitted wardrobes and access to the en suite shower room with corner shower cubicle. There is one further bedroom on the first floor with a north facing window and pleasant view.

A hatch in the upper hall leads to the fully floored attic with timber folding ladder, light and power and provides excellent storage.

We strongly recommend internal inspection to fully appreciate the many fine attributes this superb home has to offer.

**Location** Old Bourtie Lodge is located just two miles from Inverurie which lies approximately 16 miles north of Aberdeen with excellent dual carriageway and rail links to the city. There is a wide range of shopping facilities in the town centre, a health centre, library and community centre. Inverurie also has a wealth of highly regarded hotels and restaurants, three primary schools and a secondary school. Leisure pursuits are well catered for with a swimming pool, sports centre and golf courses. Aberdeen Airport is easily accessible approx 8 miles from the property.

**Directions** From Aberdeen travel north along the A96 to Inverurie. On entering the town of Inverurie proceed along the High Street and turn right at the signpost for Oldmeldrum, the B9170. Pass the retail park on the left hand side and turn right at the signpost for Kingoodie. Proceed along this road, up the hill until reaching a T junction. Turn right and Old Bourtie Lodge is on the left hand side.

**Garden** Old Bourtie Lodge is located within grounds extending to approx one acre. The south facing area of garden to the side of the property is laid in lawn with additional shrubs and trees. There is a garden pond with fountain and security lighting. The west facing patio is positioned to take advantage of maximum sunlight and enjoys panoramic views over the surrounding countryside to Bennachie, Mither Tap and Dunnydeer.

The north facing part of the garden is laid in lawn and has a rotary clothes dryer, water tap and mature trees. There is a high quality timber outhouse (25' x 15' approx) to the front connected to the mains central heating supply. This outhouse has a wooden floor, stove and range of fitted cupboards and would be suitable for a number of uses.

**Parking** There is parking for several vehicles within the grounds. The property has a double integral garage with internal store room and large workshop. The garage has a remote controlled roller door, light and power. Plans have been drawn for the conversion of the garage into further living accommodation.

**Fixtures and Fittings** All carpets and blinds included. Some light fittings and curtains included. Fridge freezer, dishwasher, washing machine, tumble dryer and gas cooker included.

**Services** Old Bourtie Lodge is served by an efficient gas fired central heating system, triple glazing and high quality insulation. A security alarm system is fitted to the property. There is a mains water supply. Drainage is to a septic tank.

View this property on aspc.co.uk:

<https://www.aspc.co.uk/search/property/300999/Old-Bourtie-Lodge--Inverurie/Inverurie/>

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