

**The Coach House and Fishing Lakes, Balquholly, Turriff, AB53 8BY**


Price Guide  
**£225,000**

ASPC ref : 309405



**Arrange a viewing**

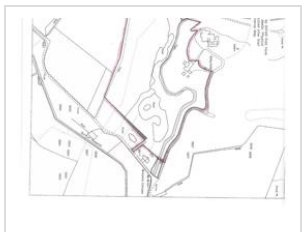
Strictly by app

 **01467-672800**  
(Peterkins)

**Peterkins**  
60 Market Place  
Inverurie  
AB51 3XN

**Email:**  
invprop@peterkins.com

**Website:**  
<http://www.peterkins.com>



Property features:

**FORMER COACH HOUSE WITH FULL PLANNING PERMISSION FOR CONVERSION TO HOUSE WITH 11ACRES OF LAND AND LAKES**

The Coach House & Fishing Lakes at Balquholly, near Auchterless, Aberdeenshire.

A rare opportunity to buy a wonderful restoration project with extensive grounds.

This spacious, granite former coach house had full planning permission for conversion into a magnificent 3,500 square foot house, additional garaging and landscaping to maximise the spectacular views of the lakes from the house's elevated position.

Built on solid granite with granite walls, the design is for a light and airy conversion, maximising the traditional but bringing it forward into the 21st century.

Properties of this size and quality come rarely to the market in this area of Scotland. The Coach House shares a common access private driveway from the public highway with Balquholly House, some 50 yards higher up the drive and screened by trees from The Coach House.

For further information please view the website on [www.mycoachhouse.co.uk](http://www.mycoachhouse.co.uk)

**DIRECTIONS** From main Aberdeen/Turriff Road A947 to Turriff. Just past Mains of Town turn left signposted Pitdoulzie. Continue up this road

and the property is situated on the right and is clearly identified by a Peterkins For Sale Sign.

View this property on aspc.co.uk:

<https://www.aspc.co.uk/search/property/309405/The-Coach-House-and-Fishing-Lakes--Balquholly/Turriff/>

The foregoing particulars are being distributed on behalf of the Selling Solicitors by Aberdeen Solicitors' Property Centre Ltd. of 40, Chapel Street, Aberdeen AB10 1SP (Tel: 01224 632949). Whilst the particulars have been prepared with care and are believed to be accurate, no liability for any errors or omissions therein or the consequences thereof will be accepted by the Selling Solicitors or Aberdeen Solicitors' Property Centre Ltd. © Aberdeen Solicitors' Property Centre and Selling Solicitors.