

## Lochton House, Durriss, Banchory, AB31 6DB

Price Over  
**£445,000**

ASPC ref : 357719

8 5 7 372 m<sup>2</sup> EPC **E** Council Tax Band **G**



### Arrange a viewing

Below Home Report Valuation

01330 844543

01330-822931

(Raeburn Christie Clark & Wallace)

### Raeburn Christie Clark & Wallace

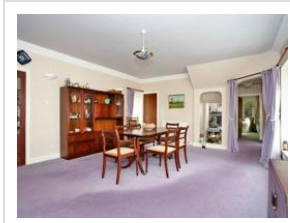
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### Property features:



An excellent opportunity has arisen to purchase this delightful **detached residence**, ideally located in the heart of Royal Deeside and surrounded by stunning views across the Dee Valley. This versatile property forms a substantial private dwellinghouse and separate annex, which could be adapted for use as a separate granny flat or incorporated into the main house for further living accommodation. The main house boasts a formal lounge, generous dining room, dining kitchen with separate laundry/ utility room and a ground floor cloakroom. Upstairs, there are four double bedrooms, two with en suites and a further single room/study. The separate annex has its own entrance and benefits from three double bedrooms with en suites and a further double bedroom served by separate shower room. Outside the property is enhanced by established gardens to the rear and courtyard leading to timber stable block. A further area of ground opposite provides ample parking facilities. The property has potential for a variety of commercial purposes, prospective purchasers should satisfy themselves regarding local authority requirements in this respect.

Durriss is situated approximately 5 miles from Banchory. There are primary schools at nearby Crathes and Woodlands of Durriss. Banchory is only some 17 miles drive from Aberdeen with three access roads which adds to the inherent attractions of the town and makes property

on Deeside much sought after. The town maintains a comprehensive range of shops and several excellent hotels and restaurants. The primary and secondary schools have an excellent reputation and incorporate community and sports centres and a swimming pool.

**Sun Lounge** 11'0" x 9'8" [3.35m x 2.95m] approx. Glazed on three sides with an exposed granite wall. Recessed lighting. Smoke detector. Karndean tiled effect flooring. Fifteen pane door to reception hall.

**Reception Hall** A welcoming hallway provides access to the main house accommodation and staircase to the upper floor.

**Lounge** 15'1" x 14'10" [4.60m x 4.50m] approx. A light and airy room with large picture window to the rear and further window to the front providing an open outlook. An imposing inglenook fireplace with slate hearth houses a Nestor Martin multi-fuel stove. Recessed display alcove. Moulded coving.

**Dining Area** 18'2" x 14'10" [5.55m x 4.50m] approx. This well proportioned room with windows on two aspects offers ample space for a range of furnishings. A granite inglenook fireplace houses an oil fired stove. Glazed door to former guest accommodation. Access to cloakroom and dining kitchen. Coving.

**Cloakroom** A good sized area with windows to the rear leads to the centrally set cloakroom, fitted with a two piece suite.

**Dining Kitchen** 15'8" x 15'3" [4.80m x 4.65m] approx. On a split level layout and fitted with a range of wall and base units, there are ample Axiom work surfaces incorporating breakfast bar seating with splashback tiling. Stainless steel oven/grill and five ring gas hob, dishwasher and fridge will remain. Window to rear. Karndean flooring. Recessed lighting. Smoke detector. Door to:

**Inner Hallway** Extensive fitted storage facilities, access to laundry room and separate annex.

**Laundry Room** 11'3" x 11'3" [3.40m x 3.40m] approx. at widest Fitted with additional units and stainless steel sink with drainer. Plumbed for washing machine and tumble dryer. Pulley to remain. Window to rear. Access to cloakroom and rear courtyard.

**Cloakroom** Centrally set and fitted with a white two piece suite with splashback tiling behind the wash hand basin. Xpelair.

**Upper Floor** Carpeted staircase with wooden balustrade and bannister leads to upper floor. Window allows natural light into area. Fitted cupboard offers shelved storage.

**Bedroom 3** 12'1" x 11'0" [3.70m x 3.35m] approx. Double bedroom with extensive fitted wardrobes and window to the front with south facing views.

**Office** 11'0" x 7'8" [3.35m x 2.35m] approx. Overlooking the rear of the property. Fitted cupboard and space for additional furnishings.

**Family Bathroom** 8'2" x 7'8" [2.50m x 2.35m] approx. Fitted with a three piece suite comprising of a w.c., wash hand basin with splashback tiling and corner spa bath with splashback tiling. Window to rear. Wood lined ceiling.

**Bedroom 1 with En Suite** 17'3" x 12'7" [5.25m x 3.85m] approx. at widest. Generous double bedroom with windows on two aspects and extensive fitted wardrobes and dressing area leading to the en suite. Fitted cupboard housing hot water tank. En Suite: White two piece suite and tiled shower enclosure. Opaque window. Shaver point.

**Bedroom 2 with En Suite** 21'1" x 15'0" [6.40m x 4.60m] approx. at widest. Double bedroom with windows on two aspects and ample space for furnishings. En Suite: White two piece suite and aqua lined shower enclosure. Opaque window. Shaver point.

**Bedroom 4** 15'2" x 9'3" [4.65m x 2.80m] approx. Double bedroom with velux window. Fitted cupboard. Glazed door access to roof.

**Lounge/Dining Room** 30'4" x 15'1" [9.25m x 4.60m] approx. This well proportioned room features a full height window to the front. Wooden fire surround houses an electric inset fire. Space for a range of furnishings, which may be available by separate negotiation. Coving. Smoke detector. TV point. Access to separate annex.

**Entrance Hall/Inner Hall** This separate access allows access to the annex accommodation comprising:

**Bedroom 1 with En Suite** 13'6" x 9'2" [4.10m x 2.80m] approx. Double bedroom to side of property with double fitted wardrobe. En Suite: With two piece suite and aqua lined shower enclosure. Xpelair. Light fitment with shaver point.

**Bedroom 2 with En Suite** 15'4" x 8'4" [4.70m x 2.55m] approx. Double bedroom to the side of the property with double fitted wardrobe. En Suite: With two piece suite and aqua lined shower enclosure. Xpelair. Light fitment with shaver point.

**Bedroom 3** 15'4" x 9'4" [4.70m x 2.85m] approx. Good sized room with window to side and glazed door to rear. Smoke detector.

**Bedroom 4 with En Suite** 13'11" x 8'9" [4.25m x 2.70m] approx. Double bedroom with glazed door to rear and double fitted wardrobe. En Suite: With two piece suite and aqua lined shower enclosure. Xpelair. Light fitment with shaver point.

**Shower Room** Fitted with a two piece suite and aqua lined shower enclosure. Xpelair. Light fitment with shaver point.

**Outside** Gated access to courtyard with off-road parking and access to timber stables with two loose boxes and a further timber shed/workshop. The established gardens to rear are mainly laid to lawn with mature shrubs and trees, with ramp access to an elevated paved sun terrace. The front of the property is mainly laid to stone chips with established borders. The property is further enhanced by an additional area of ground located opposite, currently used as additional parking facilities.

**Directions** From Banchory town, travel south on the Slug Road towards Stonehaven. After some distance, turn left signposted for Woodlands of Durris and Lochton House is located on the left hand side, as indicated by our for sale board.

**Notes** Oil fired central heating. Double glazing. EPC=E. All floor coverings, curtains and light fittings are to remain, along with most white goods. Many items of furniture and soft furnishings may be available by separate negotiation.

View this property on aspc.co.uk:

<https://www.aspc.co.uk/search/property/357719/Lochton-House/Banchory/>

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