



**The Lodge, Tor Na Dee, 106 North
Deeside Road,**

Offers over **£1,000,000**

**ledingham
chalmers**
estate agency



Entrance



Living room



Kitchen

Truly unique family home with gated access, double garage and five spacious bedrooms all with en suites

- High specification home with striking modern interior
- Constructed to the highest of standards
- Comes with NHBC warranty valid until October 2024
- Envious master bedroom with balcony and en suite
- Immaculate garden grounds with large double garage
- Access to the Milltimber Grove woodland



Five beds.



Five bathrooms.



Three public rooms.

The Lodge, Tor Na Dee is a truly unique family home located in Milltimber, one of Aberdeen's most prestigious suburbs, only 5 miles from the city centre.

The Lodge was the former Gate Lodge to Tor Na Dee Hospital which is now a desirable flatted development for over 55's. The former Gate Lodge was demolished 10 years ago and replaced by the modern property seen today, which is set back from the road, with the original granite gate pillars being used to create a private gated driveway from North Deeside Road. The Lodge enjoys tranquil leafy views from every aspect thanks to its wrap around garden and woodland outlook.

The owners have carefully created a home which is both incredibly functional yet modern in its design, with versatile layout offering a fantastic opportunity for any discerning buyer to make this their dream home.

The materials and design practices implemented were beyond its time, when constructed in 2014, with the standard of build still being far higher than that found in most new build homes today. The property comes with Buildmark Cover and NHBC warranty for 10 years from the completion date.

A striking design feature of this home has to be the bespoke zinc roof with matching gutters and down pipes to create a sleek modern look against the treated wood cladding, exposed granite stone and cream harling. The use of zinc ensures for minimum up keep while retaining its appearance forever more.

The external walls, including the garage, are internally insulated with Frametherm 35 (140mm) insulation which has been overlaid with 25mm Celotex ridged insulation and covered with Protec VC foil, with all joints being taped for air tightness.



Family/ Dining room



Snug



Master bedroom



Balcony

All this in conjunction with underfloor heating, to the ground floor and bathrooms, and Vent-Axia Heat Recovery and ventilation system creates an incredibly efficient home. Large windows not only fill each room with an abundance of natural light but also creates additional solar gain, which helps to further reduce heating costs.

The entrance hallway immediately sets the tone for the property, with quality glazed oak door leading into the inner hallway which in turn gives access to all of the property's accommodation and houses the beautiful solid oak staircase with oak handrail and balustrades. There is a cupboard below the stairs which is fitted with light and contains the separate Sonos systems with speakers located in the kitchen/ living room and family / dining room.

The heart of this home is definitely the impressive open plan kitchen and living room. The room boasts garden views from all four angles and large glazed doors out to the patio area to the rear, which enhances this already very sociable room. The stylish quality Stoneham kitchen was designed by Kitchen International and features black gloss wall, base and island cabinets with Corian work surface. There are ample Siemens integrated appliance which include steam oven, multi function oven, coffee machine, two warming drawers, under counter fridge, induction hob and Quooker tap. There is a door which gives access to the generous utility room.

The living room focuses around a mall mounted feature gas fire, to create a cosy and inviting atmosphere. There are two large windows which meet in the corner, which is a lovely place to sit and take in the secluded garden views.

To the other side of the inner hallway, the snug is an intimate room to relax and unwind and would make an ideal guest bedroom or office as required.

The family / dining room is an excellent addition to this home, with a peaceful and relaxing feel. The room is large enough for multiple items of free standing furniture. It is currently used as a home gym but would also work well as a dining room or second lounge.

The ground floor accommodation is completed by the large WC with partially tiled walls and storage vanity unit. A door off of the inner hall gives access into the double garage.

Ascending the oak stairs case to the first floor landing, gives access to all of the bedroom accommodation. The landing boasts two large windows on opposite sides of the home to ensure there is ample natural light filling the space. There is a large walk-in airing cupboard with shelving.

All bedrooms on this level, are doubles and offer great versatility in their use, with each boasting built-in wardrobes and high quality en suite showers with under floor heating, heated towel rails, walk-in Mira Showers, Ellis bathroom furniture, Aberdeen tile Centre tiles and sanitary ware from William Wilson. Each en suite is slightly different but the owners have ensured the colours used in each is in keeping with the colour pallet found throughout the home, which allows for each room to have its own personality while seamlessly matching the style found in the rest of the home.

The master bedroom is located to the front of the property and is a haven of relaxation. Boasting superb proportions, a large walk-in wardrobe, en suite bathroom and enviable balcony, this truly is a bedroom to be proud of. The room is enhanced further by two large built-in wardrobes with sliding mirrored doors. The en suite bathroom features the same high quality finishes with sensor touch HIB illuminated demister mirrors and large free standing bath. The balcony is perfectly angled to enjoy the woodland views, while the mature hedging and trees create a degree of separation and privacy from the road.



Bedroom



Bedroom



Bedroom / office



En suite

Four double bedrooms are found on this level with each boasting excellent proportions, built-in wardrobes and en suite shower rooms. Bedroom three is currently used as an office space, with corner windows giving a lovely view towards Cults.

The well maintained garden grounds wraps around the property with a mixture of fencing, mature hedging and established trees enhancing privacy and creating a lovely country feel. The fencing ensures the grounds are fully enclosed for a safe environment for all. The gated entrance features cedar wood clad electric gates, which can be opened and closed by a remote control.

There is a large area of lawn with a corner of the garden being a dedicated wild garden with woodland trees, which is a lovely nod to the property's surroundings. The woodland garden has been fitted with red squirrel feeders and a charming fairy garden. There is a large slabbed patio to the rear with raised flower beds. A slabbed path continues to give access to the utility room.

The Lock Block driveway is a fantastic size and offers off street parking for several cars. The double garage is integrated, and boasts an Horman Electric insulated up and over door, window to the side of the property, power, light, built in storage and door into the inner hallway.

A gate within the wood fencing gives direct access into the immaculate woodland which forms part of the Binghill Grove development.

This truly is a spectacular home which offers a high quality of finish throughout, while boasting a peaceful setting within close reach of local amenities.

Accommodation

Living room	19'8" x 33'4"	6m x 10.16m
Kitchen	19'8" x 14'0"	6m x 4.27m
Utility room	13'3" x 8'1"	4.04m x 2.46m
Family/ dining room	19'1" x 17'3"	5.82m x 5.26m
Snug	15'3" x 8'9"	4.65m x 2.67m
Master bedroom	19'8" x 21'2"	6m x 6.45m
En suite	14'7" x 10'2"	4.45m x 3.1m
Bedroom with en suite	19'1" x 14'2"	5.82m x 4.32m
Bedroom with en suite	16'2" x 12'3"	4.93m x 3.73m
Bedroom with en suite	15'4" x 11'10"	4.67m x 3.61m
Bedroom with en suite	19'1" x 13'6"	5.82m x 4.12m
Double garage	19'1" x 19'6"	5.82m x 5.95m

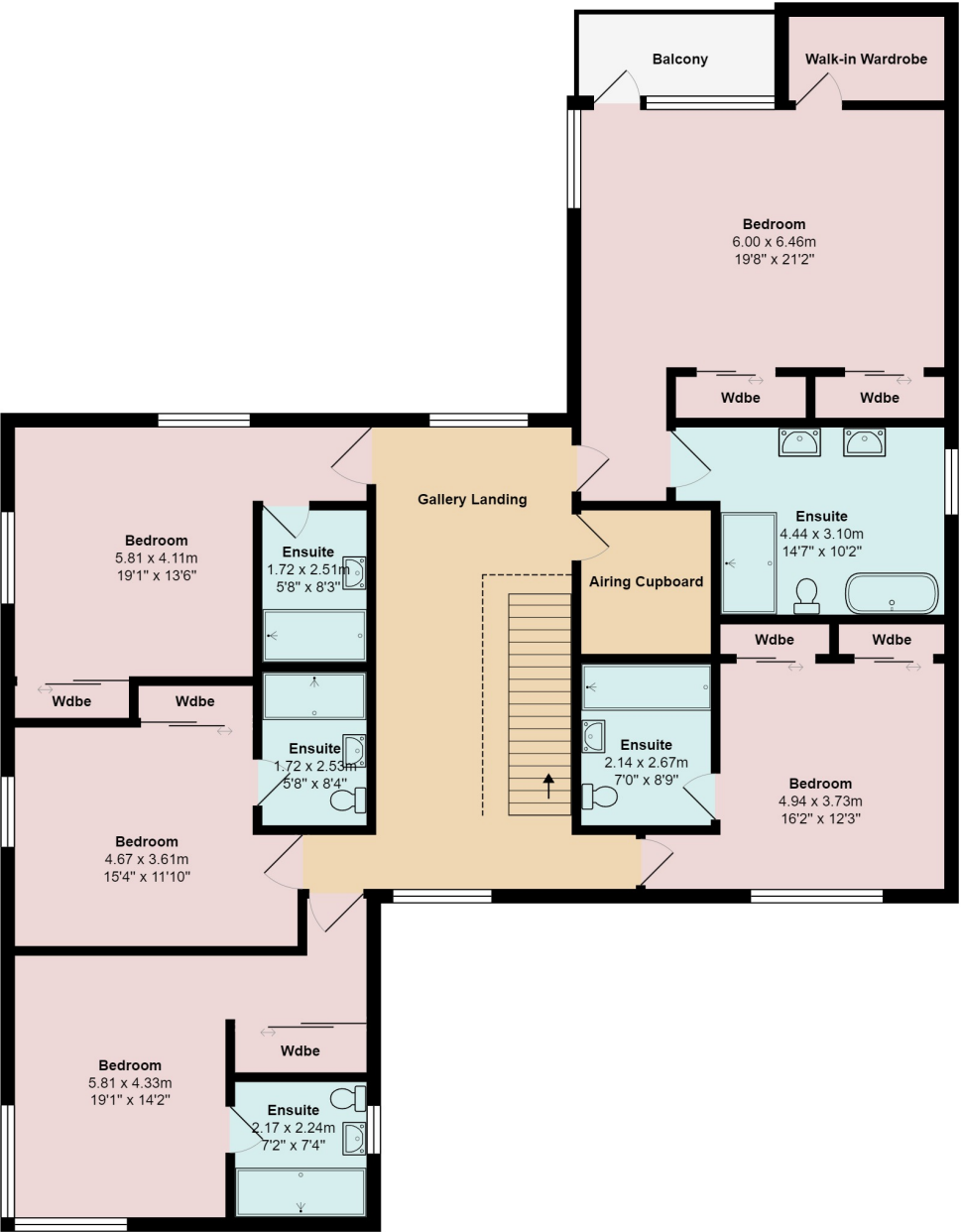


Aerial View



Exterior and driveway

Floorplan





Patio

Directions

Travelling from the City Centre along the A93, continue through Cults and Bielside. Upon entering Milltimber, the property is located a short distance along on the right after the turn off to the CALA homes site. Postcode AB13 0HW. What3words location - vans.wanted.speakers.

Location

The Lodge at 106 North Deeside Road is located in one of Aberdeen's most exclusive and prestigious areas lying to the west of the city centre at the gateway to Royal Deeside. Excellent shopping facilities are provided at nearby Cults. There is easy commuting to the city centre and the business and industrial estates throughout the city and suburbs. A host of amenities is available in the area particularly for the sporting enthusiast, namely golfing, fishing, walking etc and further into the Grampian Range, mountaineering and skiing. The Marcliffe at Pitfodels is within easy reach. Excellent schools serve the area with the new Milltimber Primary school being within close reach and secondary school found at Cults Academy. There is a choice of private schools in Aberdeen including the International School which is easily accessible on the North Deeside Road. The property is also within close reach of the new APWR which gives easier access to Aberdeen Airport and South of the city and beyond.

Whilst every effort has been made to ensure the accuracy of the information contained in this Schedule, including the floor plan (if applicable) please note that all measurements have been taken with a sonic tape measure and as a result are only approximations; the measurement of doors, rooms and windows and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. Any plans are for illustrative purposes only and should be used as such by prospective purchasers.

Arrange a viewing

Viewing By appointment telephone 07831 720918 or by arrangement with Ledingham Chalmers on 01224 632500

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Adjacent Woodland