



Glenhaven Lodge, Ardoe,
Aberdeen, AB12 5XT

Offers over **£785,000**

**ledingham
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estate agency



Drone image



Lounge

Impressive detached home set in two and a half acres of impressive landscaped garden grounds

- Set within landscaped grounds spanning over 2 acres
- Well maintained family home over two levels
- Large open plan kitchen/diner with far reaching views
- Galleried bedroom/office with enhanced ceiling
- Multiple outbuildings provide excellent potential
- Large sweeping drive with double garage



Kitchen / diner



Four beds.



Two bathrooms.



Two public rooms.

We are delighted to offer for sale this substantial detached home set in two and a half acres of impressive landscaped garden grounds in a much sought after location.

Viewing is highly recommended to allow you to appreciate this impressive home which enjoys panoramic views as far as Lochnagar.

The position of the property is truly idyllic, set within what would originally have been the private garden grounds of Ardoe House. The property itself offers ideal family accommodation, and having been extensively upgraded and extended in the last 20 years is presented in excellent order and includes extensive original outbuildings.

An impressive tree lined drive is accessed via electric wrought iron gates, setting the tone for this superb property. The sweeping drive follows the curvature of the landscaping, wrapping around the far side of the property and beyond to the rear.

To the front you enter via a most attractive entrance vestibule, which in turn leads to the main internal hallway via a few steps.

A lounge is located to the front with south and west facing windows, with a feature fire place creating a warm and inviting atmosphere. This room is the ideal spot to relax and unwind.

The kitchen has been well fitted with an excellent range of units and central island, with the room being extended to create a large open plan space suitable for separate areas for dining and lounge furniture. A charming bright red electric AGA adds personality to the space and ties the spaces together. To the rear of the room there is a utility room and cloakroom.



Kitchen / diner



Family / sun room



Principle bedroom



Bedroom / office

Also on the ground floor, is the principal bedroom, which like the lounge, boasts far reaching front aspect views. The room benefits further from glazed patio doors to the garden, wall to wall built-in wardrobes and an en suite shower room including under floor heating, double sinks, wc and shower enclosure. On this level there are two further double bedrooms and family bathroom comprising bath with shower overhead, sink with vanity units and wc.

On the upper floor is an incredibly spacious landing, with built-in cupboards running the whole length, offering unparalleled storage space, and a reading nook below the velux window. There is an additional walk-in cupboard with light.

Viewers will undoubtedly be impressed by the views which can be enjoyed from the large bedroom/office, featuring a vaulted ceiling and Juliet balcony. This room offers great versatility to the home, making an envious bedroom or impressive home office/studio. The accommodation is completed by a generous bedroom, which has dual aspect velux windows and ample space for free standing furniture.

Outside, the property is set within approximately two and a half acres of superb landscaped garden grounds, mainly laid to grass areas with an immaculate range of rockeries, shrubs, bushes and mature trees. There are two peaceful patio areas accessible from the family room and principal bedroom respectively. A hexagonal summerhouse can be found in the far corner, allowing for secluded seating.

A large double garage is found within the original estate wall and is fitted with light, power and an electric up and over door. Also located within the original stone wall is a comprehensive range of outbuildings, an excellent opportunity for a home based business or workshop areas, ensuring the correct planning consent is in place.

Accommodation

Lounge	21'10" x 15'0"	6.66m x 4.57m
Kitchen / diner	25'5" x 14'2"	7.75m x 4.32m
Family / sun room	12'9" x 15'7"	3.89m x 4.75m
Bedroom	18'8" x 11'8"	5.69m x 3.56m
En suite	8'1" x 6'10"	2.46m x 2.08m
Bedroom	12'6" x 10'2"	3.81m x 3.1m
Bedroom	8'5" x 15'11"	2.57m x 4.85m
Bathroom	5'9" x 10'2"	1.75m x 3.1m
Bedroom / office	13'3" x 18'7"	4.04m x 5.67m
Bedroom	15'6" x 17'6"	4.73m x 5.34m
Double garage	17'8" x 23'11"	5.39m x 7.29m



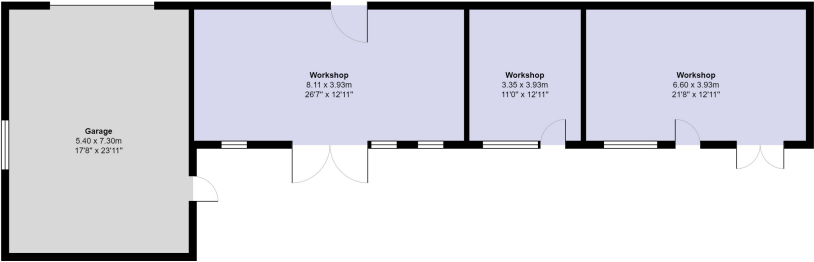
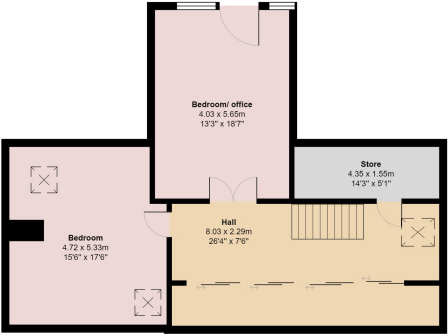
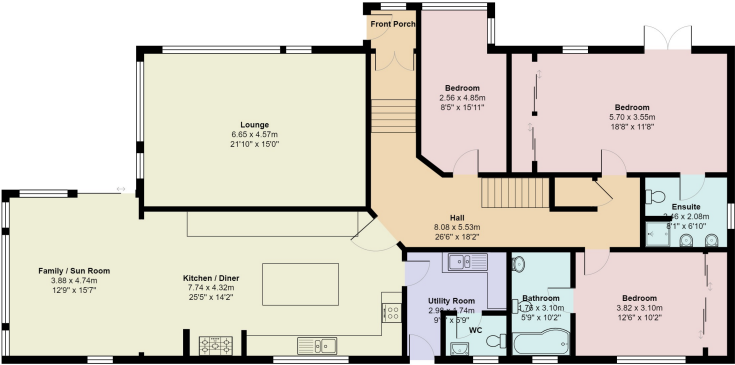
Garage and outbuildings



Views

Floorplan

Glenhaven Lodge



Directions

From Aberdeen, proceed to the North Deeside Road, continue passing Ardoe House Hotel which is approximately 2.8 miles from the Bridge of Dee. You will come to double granite pillars which are marked Private Road, exit to your left onto this road and proceed a good distance along. You will come to a fork continue straight on at the fork and Glenhaven Lodge is clearly indicated, take a slight right which gives access to the double gates and entry to the property.

Location

Glenhaven Lodge occupies an idyllic rural spot in an area known for its natural beauty surrounded by lovely walks while only being a short drive from the city centre with its many amenities and private schools. Ardoe House Hotel is a few minutes' drive or walk and provides excellent leisure facilities together with various opportunities for dining and socialising. Local amenities including supermarkets and further leisure facilities are within easy reach. Health centres are located only a short drive away at Peterculter and Cults. Access to the North and South of the city has been greatly improved by the opening of the AWPR bypass route.

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 arrangement with Ledingham Chalmers on 01224 632500

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