

St. Eunans Lodge

ST. EUNANS ROAD, ABOYNE, AB34 5HH



*Grade C listed five-bedroom unique granite property,
requiring full renovation in a desirable, prestigious
residential area close to all amenities*



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St. Eunans Lodge is a grade C listed property of circa 1900 and is a traditional period property located in an elevated south-facing position in the highly desirable and prestigious St. Eunans Road area of Aboyne. This unique granite property is set within substantial mature garden grounds. The property offers bright and spacious accommodation but requires a full renovation and upgrading.

The property still boasts many traditional features of a grand house including beautiful panelled doors and woodwork with high ceilings and cornicing. The property offers privacy and seclusion yet is located within easy walking distance to all local amenities in the village and once renovated and upgraded would be a fantastic family home. Early viewing is highly recommended given the accommodation on offer and the sought-after location.

THE LOUNGE



Inside, the property comprises:

- Three reception rooms
- Kitchen with dining area
- Five bedrooms, one previously used as the dining room
- One bathroom
- One WC

THE KITCHEN



THE OFFICE



DINING ROOM/BEDROOM





The property still boasts many traditional features of a grand house including beautiful panelled doors and woodwork

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



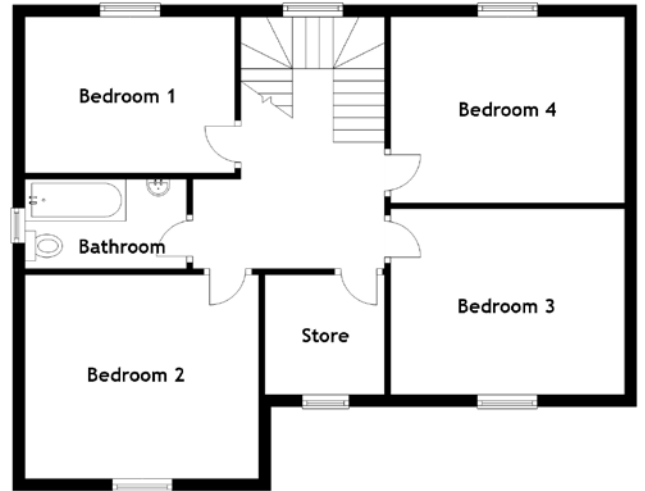
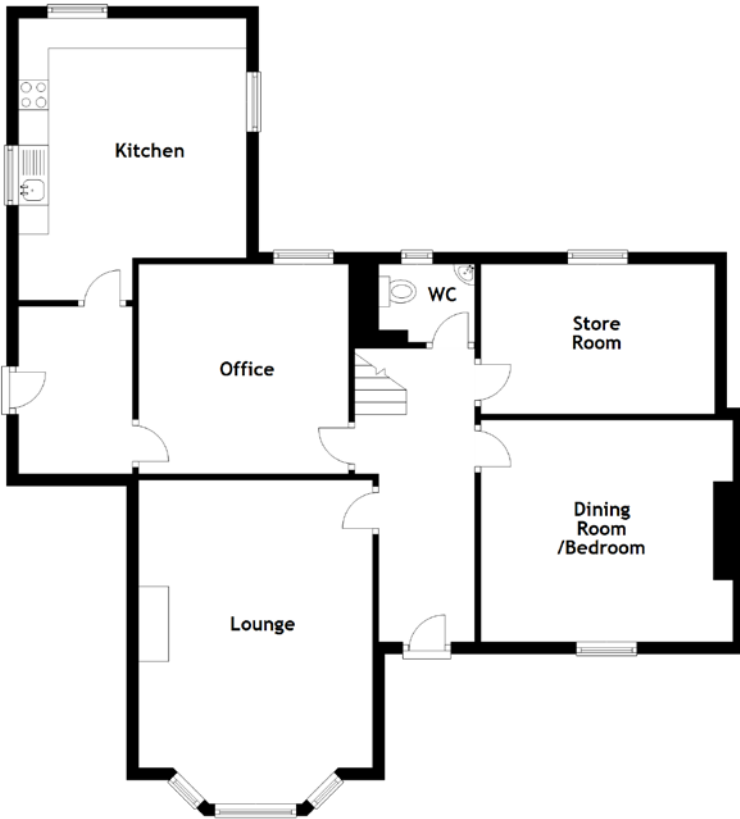
To the front of the property, there is a sweeping driveway to the house which occupies a south-facing elevated position. The tarmac drive allows parking for numerous vehicles. The gardens occupy a large plot with boundaries mainly defined by stone and concrete block walls. The front garden is laid mostly to lawn with a multitude of shrubs seasonal flowers and some mature trees. The rear garden is private and laid mostly to lawn with a scattering of mature shrubs and trees. There is further access to the rear garden from a once-used private lane.

To the rear of the property, there is a range of outbuildings comprising a two-roomed bothy, coal shed and garage of timber framed and timber clad construction. The roofs are partially slated and partially clad with profiled metal sheeting. The garage has an "up and over" metal door. All of the outbuildings are in various states of disrepair. The property has mains electricity, main drains and water, and LPG central heating.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



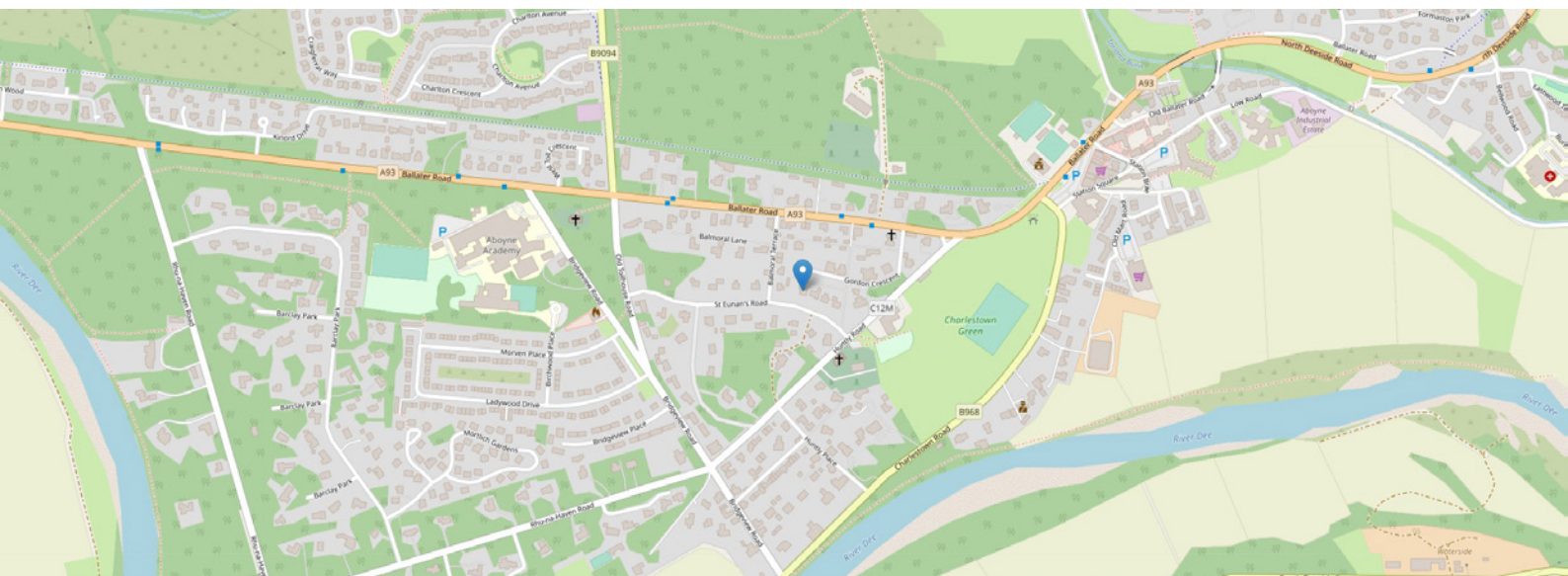
Approximate Dimensions
(Taken from the widest point)

Lounge	4.80m (15'9") x 3.90m (12'10")
Kitchen	4.70m (15'5") x 3.80m (12'6")
Office	3.50m (11'6") x 3.50m (11'6")
Dining Room/Bedroom	4.20m (13'9") x 3.70m (12'2")
Store Room	3.90m (12'10") x 2.50m (8'2")
WC	1.60m (5'3") x 1.30m (4'3")
Bathroom	2.70m (8'10") x 1.50m (4'11")
Bedroom 1	3.60m (11'10") x 2.60m (8'7")
Bedroom 2	3.90m (12'10") x 3.40m (11'2")

Bedroom 3	3.90m (12'10") x 3.10m (10'2")
Bedroom 4	3.90m (12'10") x 3.10m (10'2")
Store	2.00m (6'7") x 1.70m (5'7")

Gross internal floor area (m²): 169m²
EPC Rating: F

Directions from Aberdeen: Take the A93 North Deeside Road to Aboyne. Upon reaching the village, veer left at the village green onto Huntly Road and then take first right onto St. Eunans Road. The property is located approximately halfway down St. Eunans Road on the right-hand side.



THE LOCATION

St Eunans Lodge is situated in a popular part of the Deeside village of Aboyne in the heart of the Royal Deeside, approximately 30 miles from Aberdeen with a journey time of around 45 minutes. This quaint and quiet village with its strong sense of community spirit has evolved around the village green, home to the Aboyne Highland Games known as the "Traditional Highland Games" held annually in August and attracting global competitors and spectators.





The village has a multitude of local amenities including a primary and secondary school within walking distance, a community/sports centre with a swimming pool, an 18-hole golf course, medical and dental centres, and a selection of shops, hotels, restaurants and eateries. The local area of Royal Deeside is renowned for its leisure facilities such as golf, fishing, horse riding, mountain bike pursuits and excellent walks/hill climbing. During the winter months, skiing at Glenshee and the Lecht is within easy reach.

The city of Aberdeen is well served by regular local transport and the city offers further excellent bus and rail services with national and international flights being provided from Dyce Airport. The main East Coast Rail network operates from Aberdeen providing a link to the central belt of the South and beyond. The new AWPR (Aberdeen Bypass) now provides a fast link to the north and south of the city. Travelling times from Aboyne to Dyce Airport, Westhill and Stonehaven have been significantly reduced making Aboyne an even more attractive proposition for commuters.




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