



NORTH LODGE

EDEN HOUSE, BANFF, ABERDEENSHIRE



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Charming C listed 3 bedroom gate Lodge with mature gardens and beautiful countryside views

Banff 5 miles ■ Turriff 8 miles ■ Aberdeen Airport 40 miles

- 1 reception room. 3 bedrooms
- Traditional detached gate lodge
- Generous room dimensions
- Peaceful countryside location
- Idyllic garden grounds
- Commuting distance to a range of amenities



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 OnTheMarket



SITUATION

North Lodge is set in a beautiful and private countryside location, midway between Turriff and Banff. Turriff is a thriving town, where there is a good variety of shops and other well supported facilities including a swimming pool, library, community centre, sports centre, and golf course. There is a primary school at King Edward and secondary education at both Turriff and Banff Academies. Banff itself is a historic country town situated at the Estuary of the River Deveron on the Moray Firth Coast and retains a busy and prosperous feel. The town provides an excellent range of professional, shopping and leisure facilities including 18 hole Golf Course, Swimming Pool and Leisure harbour. Excellent salmon fishing is available on the River Deveron with a wide range of both land and sea based sports available nearby. The City of Aberdeen with its main railway station and airport is within reasonable commuting distance, approximately 46 miles.

DESCRIPTION

Designed by the renowned local architect Alexander Reid, North Lodge was constructed around 1850. A detached gate lodge to the grand Eden House, North Lodge is now a fully refurbished home in a most private location. The setting itself is idyllic with rolling countryside views and only one other neighbouring property. The site boasts a most peaceful atmosphere and would make the perfect location for an exquisite family home.

Upon approach the architectural design of the gate lodge is evident, a soft whitewashed exterior with harled walls and granite finishing is nestled peacefully against a backdrop of country fields. The pitched roof with scotch slate tiles and triple chimney stack is a striking feature and the gable porch features a front door at the traditional re-entrant angle. Once a single storey property, North Lodge today has accommodation spanning over two levels and has benefited from modernisation over the years. The entrance hallway opens into a spacious lounge with a feature fire surround and a log burner as the main focal point. There is ample space for a variety of furniture configurations and a carpeted staircase leads to the upper level. The dining kitchen has been fitted with a range of wall and base mounted units with space for white goods. A rear door from the kitchen leads out to the garden and a large decked patio area awaits. The master bedroom is a large room with dual aspect windows and a high ingress of natural light. A shower has been fitted to this room along with a vanity unit with a sink and wall mounted mirror above. Completing the ground floor accommodation is the family bathroom which features a white bathroom suite with a mains shower over the bath. On the upper level, there are two further double bedrooms and a handy WC cloakroom.



ACCOMMODATION

Ground floor - Entrance hallway, lounge, bedroom with shower cubicle, kitchen and bathroom with WC.

First floor - Two bedrooms and cloakroom WC.

GARDEN

Surrounded by beautifully mature garden grounds, North Lodge benefits from a gated stone chip driveway which offers ample parking for several vehicles. There is an expanse of natural landscaping with an abundance of shrubs and trees to the side of the property and also a lawn to the front.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Main	Mains	Septic Tank	Freehold	LPG	Band C	F

DIRECTIONS

From Turriff, take the A947 Banff Road for around 7 miles, take a right at the sign post Scatterty/Dunlugas follow the road for around 0.8 of a mile, the entrance to Eden House is indicated by the stone pillars on the right, head through and follow the road until you reach North Lodge on the right hand side.

POST CODE

AB45 3NT

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: shiny.pheasants.persuade

VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

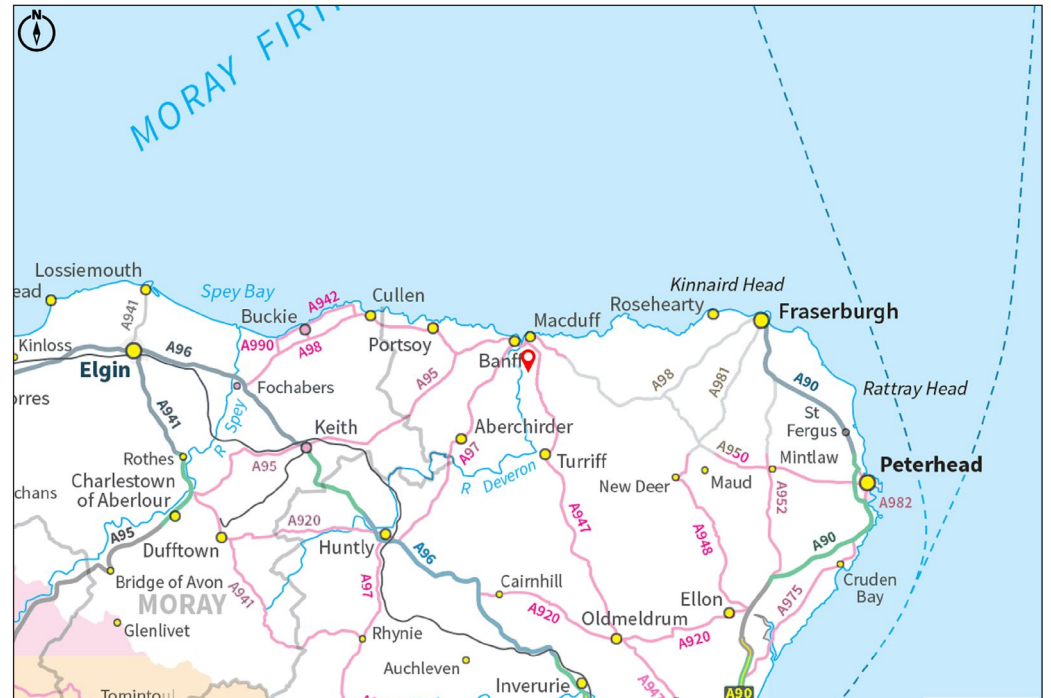
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified.

Failure to provide required identification may result in an offer not being considered.



IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in May 2024





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