



**McEwan Fraser Legal**

Solicitors & Estate Agents

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Birk Lodge

BIRKENHILLS, TURRIFF, AB53 8ER



THE LOCATION

BIRKENHILLS, TURRIFF

This superior detached dwelling is nestled in some spectacular countryside in the small rural hamlet of Birkenhills near Turriff, with spacious garden grounds that allow uninterrupted views across the rolling countryside. The tranquil and historic village of Fyvie is approximately 5 miles to the south with the nearby Fyvie Castle dating back to as early as the 13th Century; the villages and surrounding areas are well known for their beautiful gardens that are awash with colour throughout the seasons.

The country town of Turriff approximately 4 miles north lies in the heart of rural Aberdeenshire, south of Banff and Macduff, and at the point where the Burn of Turriff flows into the River Deveron. Turriff is a popular market town, renowned for its welcoming community. It has highly regarded primary and secondary schooling, a good range of shops and other facilities which include a swimming pool, bowling stadium, library, community centre, sports centre, golf course with salmon and trout fishing on the Rivers Deveron and Ythan.

Aberdeen city is within commuting distance, approximately 28 miles away providing all that one would expect from modern-day city living, including a multitude of shopping malls and local shops. There are pubs, restaurants and eateries galore, with fantastic theatres and cinemas to enjoy. Aberdeen is renowned for its fantastic university's, colleges and higher education; there are also some superb recreational and leisure facilities all within easy reach and a multitude of activities for the outdoor enthusiast.

Aberdeen city offers excellent bus and rail service with national and international flights being provided from Aberdeen Dyce Airport. The main East Coast Rail Network operates from Aberdeen providing a link to the central belt the south and beyond.



THE PROPERTY

BIRK LODGE

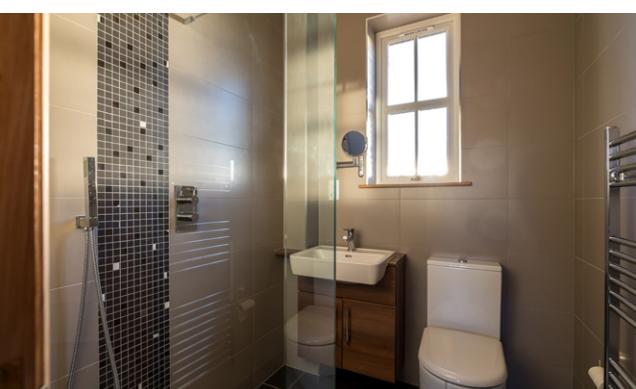
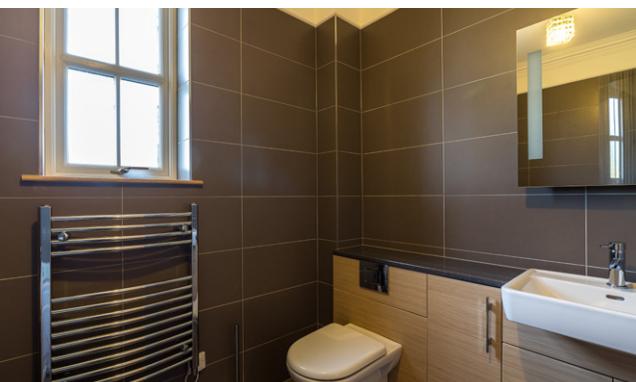
“Birk Lodge” Birkenhills is located on an elevated plot and is a superior architecturally designed bungalow built to the highest of specifications where the quality of the workmanship is evident throughout. The property was completed in 2015 and has been designed and built to the highest of specifications with no expense spared, offering spacious living accommodation over a single level. The property is presented to the market in an immaculate walk-in condition with generous room sizes, and further benefits from full double glazing, oil fired central heating which provides underfloor heating throughout, with a multitude of stylish fittings and finishings including high ceilings with cornicing and real wood finishing throughout. This substantial property with its stunning location and gardens will make a superb family home, would also suit the professional or retired couple. Early viewing is a must and is highly recommended.

The accommodation comprises a vestibule from the front of the property leading to the hall and all accommodation, a large

lounge with bay window and french doors leading to the superior fully integrated dining kitchen with granite work surfaces and provides space for a large table and chairs. The stunning kitchen allows access to the sunroom which has patio doors to the garden, and also the utility room which has a guest WC with a fitted shower. The utility room also allows access to the huge double garage with electric up and overpower doors. The spacious master bedroom, with dressing room and en suite shower room, is at the other end of the hallway with two further double bedrooms both have fitted wardrobes, the centrally located family bathroom with shower over the bath completes the accommodation. In addition, there is an abundance of fitted cupboards with access to the partially floored attic.









SPECIFICATIONS

FLOOR PLANS & LOCATION

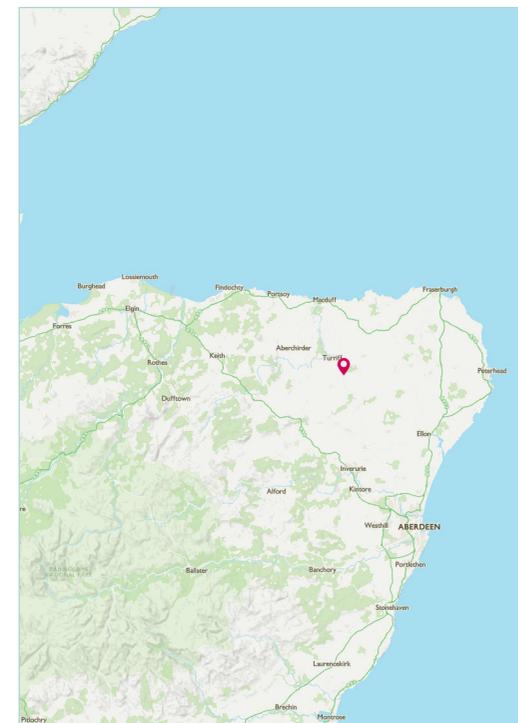
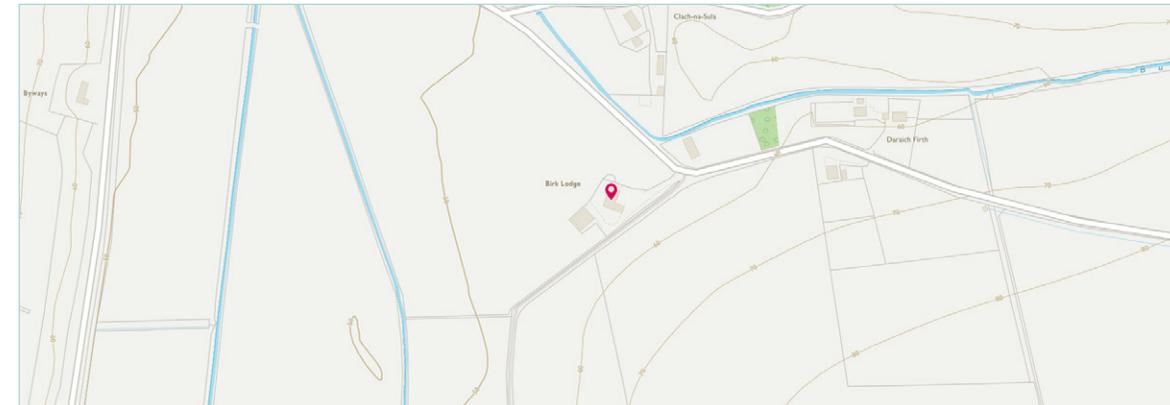
Approximate Dimensions
(Taken from the widest point)

Kitchen/Diner	7.00m (23') x 6.00m (19'8")
Lounge	7.00m (23') x 5.00m (16'5")
Conservatory	3.60m (11'10") x 3.60m (11'10")
Master Bedroom	5.10m (16'9") x 4.40m (14'5")
Dressing Area	3.00m (9'10") x 2.50m (8'2")
En-suite	2.50m (8'2") x 2.00m (6'7")
Bedroom 2	5.30m (17'5") x 3.40m (11'2")
Bedroom 3	5.30m (17'5") x 3.50m (11'6")
Bathroom	2.80m (9'2") x 2.10m (6'11")
Shower Room	1.90m (6'3") x 1.70m (5'7")
Utility	4.10m (13'5") x 1.70m (5'7")
Garage	6.20m (20'4") x 5.70m (18'8")

Gross internal floor area (m²): 218m²
EPC Rating: B

Extras (Included in the sale): All fitted floor coverings, blinds, curtains and light fittings.

Note: A large modern agricultural building of approximately 50 x 60 feet is to be sold with the property. Adjacent to this building's roof is the solar panels that supply the electricity to the property and this outbuilding. If required there are several acres of good ground available by separate negotiation.





The garden is bordered by a fence with an extensive tarred drive leading to the property where there is parking for a multitude of vehicle types at the side of the property or in front of the double garage. The garden is laid to lawn throughout with several seating areas or patio areas to ensure that you can enjoy the sun throughout the day. Property is serviced with mains electricity, drains consist of a septic tank to a soakaway, mains water with oil-fired underfloor central heating throughout.



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