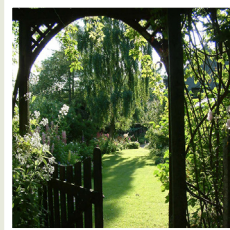
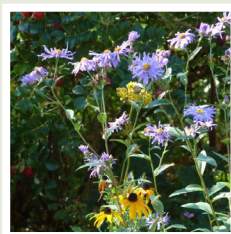




Eco House

Aboyne Grange
Aboyne AB34 5HX



mackinnons
solicitors



We have pleasure in offering for sale this stunning Eco House, situated within a plot extending to approximately 0.73 acres, and enjoying spectacular Southerly views over the Dee Valley. This is a unique opportunity to acquire a stunning "Eco House" designed by multi award winning International architect Michael Rasmussen.

Eco House Specifications

Ground Floor:

- Large fully integrated designer kitchen with stainless steel hob/fan/oven/grill/microwave, integrated fridge, freezer and dishwasher.
- Open plan dining area with cathedral ceiling
- Separate drawing room with choice of wood burning stove
- Large study/4th bedroom
- Large south & west facing deck
- Outdoor entertaining "room", with fire-pit and BBQ area
- Utility room
- Cloakroom with wet room shower and incorporating designer fittings
- Hall
- Hard wood flooring to the entire ground floor and first floor study/landing
- Under Floor Heating to the entire ground floor, with radiators to the first floor bedrooms
- Specifically designed lighting system throughout the property
- Two vehicle car port and log store
- Large landscaped private garden with mature trees

First Floor:

- Large master bedroom suite with fitted wardrobes
- Master en-suite shower room, with

choice of tiles and designer fittings

- Two large single bedrooms with fitted wardrobes
- Balcony/library/study/secondary sitting room
- Family shower/bathroom with a choice of tiles and designer bathroom fittings
- Under Floor Heating to all bathrooms, with radiators to the first floor bedrooms
- Large walk in store

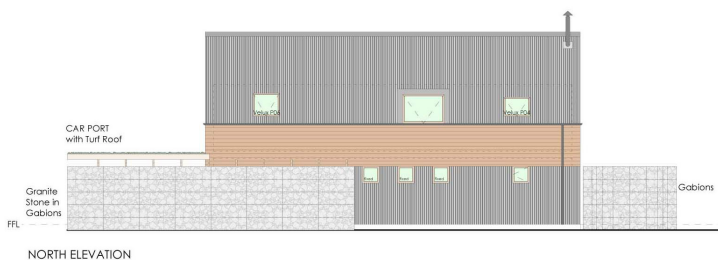


Eco Systems

- Property has been designed using "PassiveHaus" principals
- Extremely energy efficient with estimated annual running costs of £300.00-£600.00 depending on final specification
- Highly efficient condensing oil boiler is standard (highly efficient Air Source Heat Pump or Wood Pellet Boiler is an additional cost)
- Solar thermal panel to supply hot water and assist the heating

Standard Eco Features

- Very high standards of wall, floor & roof insulation (watts/meter sq.) to 0.12W/m²K
- Energy efficient, high performance double glazed windows (triple glazing at additional cost)
- Energy efficient doors to 1.0W/m²K
- An air tight building (air changes/hour) to 0.75ac/h
- The house is designed to take advantage of south facing passive solar gain maximised in winter & minimised in summer
- Solar thermal domestic hot water system
- Low energy lighting
- Subject to confirmation the house will qualify for the Renewable Heating Incentive (RHI) an incentive scheme administered by the Energy Saving Trust on behalf of the Government www.energysavingtrust.org.uk/Generate-your-own-energy/Sell-your-own-energy/Renewable-HeatIncentive



Additional Eco Features

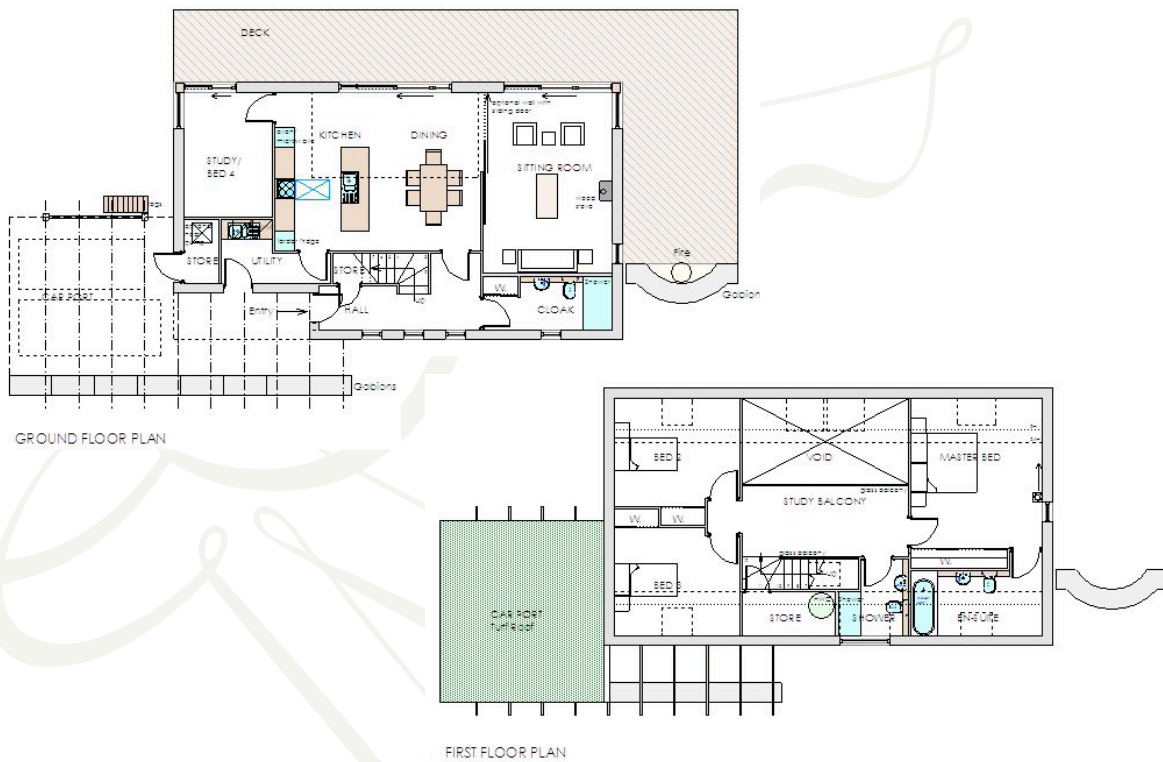
Additional "Eco" facilities are available as an optional extra*:

- Whole house heat recovery ventilation with pollen filtration - £8,745
- Air or ground source heat pump in place of oil boiler
- Wood pellet boiler in place of oil boiler

Additional Property Extras

- In place of the "void" over the kitchen, a fifth bedroom can be created - £5,875*
- Triple glazing to all windows and doors - £2,475*
- Fully landscaped garden (subject to specification) - £6,950*
- A Finnish log cabin with a choice of a BBQ house (£8,755*+VAT) or sauna (£11,950*+VAT)
- A Finnish wood fired cedar Jacuzzi - £7,750*
- Double timber garage with workshop and 1st floor studio - £85,175*
- Double timber garage without studio - £42,450*

*Additional/Extra items will be subject to agreement between the client and the developer and costs will depend on final specification. Additional planning and building warrant may be required.



Terms

Entry
By arrangement.

Viewing
Contact Solicitors
on 01339 887665.

Rights of Way and Wayleaves

The sale is subject to all rights of support, public and private rights of way and wayleaves for water, light drainage, all or any other like rights, whether mentioned in these particulars or not.

NB. Whilst these particulars are believed to be correct they are not guaranteed and do not form part of any contract.

mackinnons services

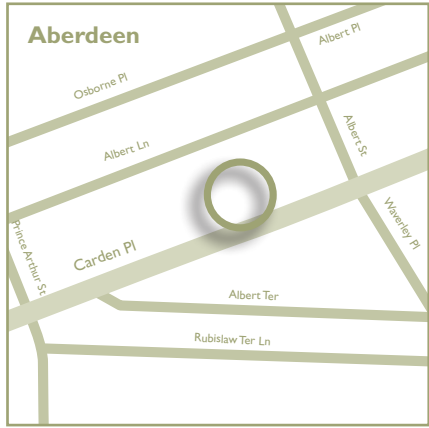
- Property matters including Sales and Purchase
- Wills, Trusts and Executries
- Powers of Attorney
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- Business Law
- Tax
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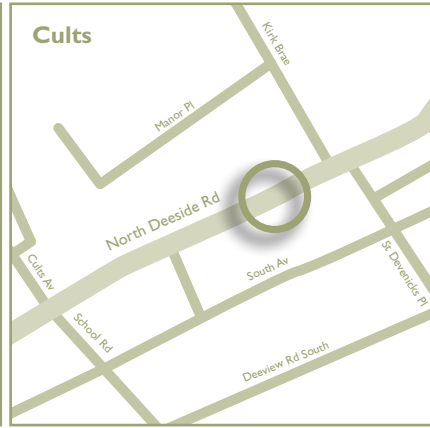
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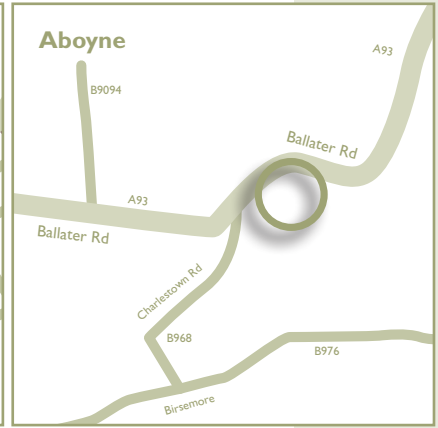
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