



Bankhead

Perkill, Lumphanan, Aberdeenshire AB31 4RB



mackinnons
solicitors



The cottage has two entrances, one to the front and one to the rear. You enter the property at the rear into a vestibule.

Adjacent to the vestibule is a generously proportioned utility room where the oil boiler is located.

Beyond the utility room is a two piece cloakroom WC which may be suitable for conversion to a shower room subject to any necessary consents being granted.

From the hallway a door opens to the kitchen, dining area and lounge. This double aspect multi-purpose area has been thoughtfully designed and laid out to provide accommodation to suit modern living, whilst still retaining the traditional charm of the original cottage.

From the lounge area, a door gives access to the front hallway. Benefiting from understair storage and housing the staircase to the upper floor, the cottage's front hallway has a door providing access to the garden

Completing the ground floor is a second lounge/ground floor double bedroom.

A carpeted staircase rises to the upper floor where there are three double bedrooms and a family bathroom.

Bankhead is a delightful property incorporating a thoughtfully extended traditional detached, four bedroom cottage and a detached two bedroom, single storey, converted steading annex which has previously been used as a holiday let. Enjoying an elevated, tranquil setting in the heart of Royal Deeside, the cottage and steading are set within a generous plot at the end of a track. The whole property offers seclusion and privacy just a short drive from the village of Lumphanan. Each of the two houses benefit from their own garden, parking and outbuildings.

Tastefully developed, the two houses are presented in walk-in condition. They each offer versatile accommodation conducive to modern living and may be suitable for extended family/friend occupancy or holiday accommodation. Viewing is absolutely essential for full appreciation of the setting, accommodation and striking views on offer at Bankhead.





Formerly used as holiday accommodation, the steading has been set up and furnished with holiday let functionality in mind. Off the vestibule is a large, full ceiling height bedroom with a door giving access to the front garden. Previously used as a family bedroom for holiday let purposes, this generous bedroom is served by a three piece en-suite shower room.

Central to the steading is an open plan dining kitchen and lounge with a door to the outside.

A small hallway links the central living space to the second bedroom and a three piece shower room. A door in the hallway allows access to the garden. The second bedroom provides excellent fitted storage.

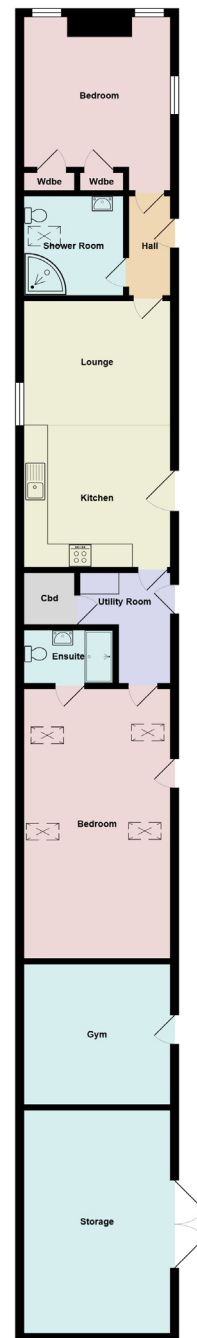
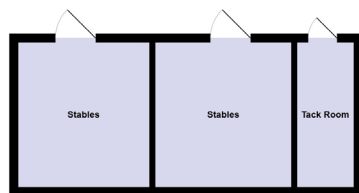
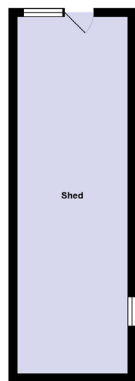


The garden to the front of the cottage is mainly laid to lawn, bordered by mature shrubs and trees. It also features productive vegetable and berry/fruit plots, an orchard, a stone built outbuilding with power and light, a wooden stable block, a hay store, a deck with raised beds a log store and a compost store. There is ample space to park several cars on the concrete parking area.

Also set within its own garden, the steading benefits from parking, a garage/storage room, a versatile second storeroom with floored storage space in the eaves. Both external storage areas have power and light. The fully enclosed garden to the front of the steading is laid to lawn, bordered in some parts by shrubs and bushes.



- Oil and LPG Heating
- Stove and Fireplace in Cottage
- Private Water and Drainage
- Viewing Essential
- Striking Location
- Previously Used for Holiday Accommodation



These particulars are intended to give a fair representation of the property and whilst every care has been taken in their compilation they are not guaranteed and do not form part of any contract. Areas, measurements and distances are given only as a guide and any plans are for identification only and are not to scale.

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