



# The Lodge on the Loch

Aboyne, Aberdeenshire AB34 5BR



**mackinnons**  
solicitors



Enter The Lodge on the Loch via the main entrance into a reception/entrance foyer which branches off to the open plan restaurant/dining area and bar. Doors on two sides of the dining room/bar provide access to the deck which wraps around the property's frontage. The deck has been thoughtfully zoned to provide a flow with privacy. A well appointed, fully fitted commercial kitchen is accessible from the dining room and bar area. A door leads directly outside from the kitchen.

The remaining ground floor accommodation comprises two changing rooms with WC facilities, a solarium, spa with sauna, three bedrooms with exclusive en-suite facilities, plus two further bedrooms which form the family suite with a combined en-suite. Completing the ground floor accommodation is a staff room. The ground floor provides excellent storage facilities including a large walk-in storeroom adjacent to the staff room.

The wrap around deck is also accessible from the entrance reception area/entrance foyer, the solarium, the spa, three of the ground floor bedrooms and from the rear hallway.

There are three separate staircases connecting the ground floor to the upper floor.

The upper floor provides a blend of living and sleeping accommodation.

We are delighted to bring to the market this unique fifteen bedroom former boutique golf and spa resort with full planning permission for residential conversion to a ten bedroom family home. The surrounding land includes a generously proportioned outbuilding and a secure external storeroom.

The Lodge on the Loch is brought to the residential sales market with the surrounding ground (not including the loch). The site being marketed, inclusive of the portion of land on which the buildings stand, extends to approximately 2.5 acres. Additional land extending to approximately 30.64 acres may be available by separate negotiation exclusively to the purchaser of the buildings and surrounding land if desired. Any interest in the additional land should be expressed to the selling agent.





A triple aspect resident's lounge features a full height window overlooking the loch to the front. Double doors off the lounge open to an exclusive balcony.

At the opposite end of the upper floor is an apartment comprising living room with exclusive balcony, a principal bedroom with en-suite, a second bedroom, a cloakroom WC and a large walk-in storage cupboard.

The remainder of the upper floor comprises eight double bedrooms, seven of which have en-suite shower rooms and one which also boasts a sauna.

Two cloakroom WCs and a walk-in cupboard complete the upper floor.



Advertised for sale with the surrounding land, The Lodge on the Loch sits in approximately 2.5 acres. The property is accessed via a tarred single track road which leads to a generous stone chip parking area at the rear and side of the of the main building. Also, to the rear of the main building is a large outbuilding. A secure external storeroom, served by power and light provides excellent storage facilities. The boiler is located to the side of the property.

To the front of the main building, a wrap around deck is ideally positioned for full appreciation of the loch side setting and views. A well maintained lawn gently slopes from the deck to the water's edge.



- Oil Fired Central Heating
- Partial Under Floor Heating
- Partial Air Conditioning
- Double Glazing
- Private Sewage Plant Mains Water

## Terms

**Council Tax**  
Band H

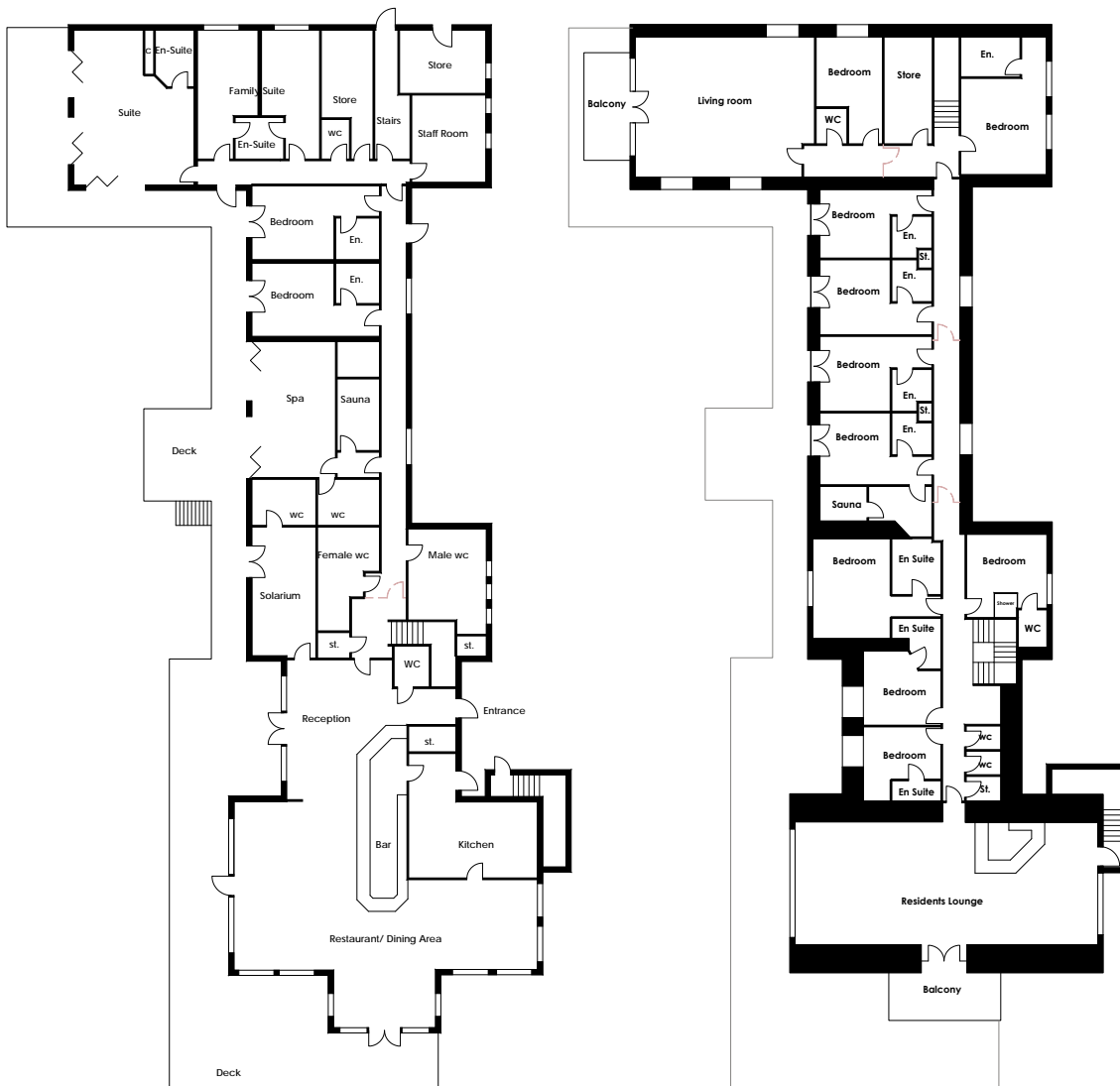
**EPC**  
Band C

**Entry**  
By Arrangement

**Viewing**  
Contact Solicitors  
013398 87665

## OUR services

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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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