



# STRUAN HALL

BALLATER ROAD, ABOYNE, AB34 5HY

mackinnons  
solicitors



## **THE HOUSE**

An elegant detached six bedroom Edwardian property with a separate two bedroom lodge, Struan Hall is located in the popular and attractive Deeside town of Aboyne and comprises impeccably maintained grounds, tastefully decorated accommodation and period architectural features, typical of the Edwardian era.

At the time Struan Hall was originally situated at Tillydrine, seven miles east of Aboyne, but was dismantled and rebuilt in its present location around 1904 in order that the owners could benefit from the cache of being situated close to the Deeside Railway which ran from Aberdeen to Ballater.

---





---

Struan Hall is a striking C listed Edwardian style house, set over two levels, with a private garden and ample off street parking. The property retains many original features, exudes charm, style and character and provides beautifully proportioned accommodation. There is a perfect mix of traditional and modern living space. Within the grounds of Struan Hall is a two bedroom fully serviced and self-contained detached lodge.

---



# STRUAN HALL

BALLATER ROAD, ABOYNE, AB34 5HY



Many of the rooms feature original characteristics such as ornate corning and decorative ceiling plasterwork, deep skirtings, attractive bay windows with white painted panelled surrounds, sash and case windows and original pine doors.

The main entrance to the house is complimented by an attractive and traditional Edwardian verandah with balcony above which also provides a sheltered seating area. An entrance vestibule opens into the tartan-carpeted reception hallway from which there is access to all of the ground floor accommodation. From here the elegant pitch pine staircase leads to the first floor accommodation.

On the ground floor there are two main reception rooms, each with south facing windows overlooking the front garden and each with its own individual character. The elegant and spacious living room features an attractive bay window with white painted panelling, an imposing stone fireplace and intricate ceiling plasterwork.





---

The light, bright dining room has two doors, with the north door providing convenient access to the kitchen area. This is an impressive space in which to entertain, featuring intricate cornicing and ceiling plasterwork, an Adam style ribboned frieze and very smart parquet flooring.

In the rear hallway there is a spacious cloakroom comprising a two piece white suite and at the end of the hallway there is access to the kitchen and family sitting room. In addition a large under stair cupboard and a built in shelved cupboard provide additional useful storage space.

The fully fitted kitchen on open plan with the contemporary dining and family area was recently refitted and remodelled by the current owners. The kitchen, with integral butler's pantry area, is fitted with a wide range of shaker style cabinetry in dove grey/cashmere and solid oak worktops. The large central island unit provides ample space for food preparation and incorporates two under counter integrated fridges. Complemented by an electric double oven range with extractor hood, integrated dishwasher and two sinks, the kitchen in its entirety provides exceptional cooking facilities. There is space in the neutrally decorated family area for a large kitchen table alongside comfortable seating for relaxation around the log burning stove. An unusual and useful feature of this room is the servant's staircase which leads to the first floor and alongside this is the original servant's call bell panel which is still fully functional.

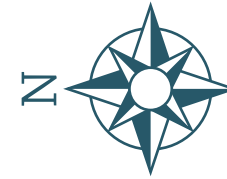
From the back of the kitchen an inner hallway gives access to the large laundry/utility room, fully plumbed and with Sheila's Maid and back door to the driveway at the side of the house. Adjacent is a double bedroom with built in wardrobes, an ensuite shower room and patio doors opening onto an attractive cobbled patio area overlooking the back garden.

---





GROUND FLOOR



FIRST FLOOR





From the main hallway, the impressive pitch pine staircase with large west facing picture window leads to five bedrooms and the family bathroom on the first floor. All of the bedrooms are decorated in fresh neutral colours and all except the single bedroom 5 have ensuite shower rooms.

Double bedroom 1 is light and spacious with a lovely sunny outlook to the south from the attractive bay window and with ample walk-in storage. There is an ensuite shower room with fresh white and pale blue décor comprising corner shower, wash hand basin, wc and bidet.

Bedroom 2, another bright south facing double bedroom, has a built in wardrobe and a recently refitted dual aspect ensuite shower room with corner shower, wc and wash hand basin.

Bedroom 3 is also a south facing double with built in cupboard and a recently refitted ensuite shower room comprising a double shower enclosure, wash hand basin and wc.



Double bedroom 4 overlooks the back garden and also benefits from a built in cupboard and a recently refitted ensuite shower room. Single bedroom 5 is east facing and has a built in cupboard and a vanity sink.

Completing the first floor accommodation is the light and spacious family bathroom with fresh white and pale blue décor and fitted with a corner bath with shower, wash hand basin and wc.

On the landing area there is a large linen cupboard, two further built in storage cupboards and loft access.

The property benefits from oil fired central heating and secondary double glazing to most windows.

Whilst offering spacious and elegant family accommodation, Struan Hall lends itself perfectly to business use and is currently run as a very successful Bed & Breakfast with 5 letting rooms ([www.struanhall.co.uk](http://www.struanhall.co.uk)).



## **STRUAN LODGE**

Accessed from the drive to the rear of the main house there is a separate two bedroom lodge. Entered via a glazed door there is an entrance hallway leading to all of the accommodation.

From the attractive airy living room with decorative granite fireplace there is a glazed door into the spacious dining kitchen, fitted with a range of pine wall and base units, electric range and ceramic tiled floor.

Both bedrooms are spacious doubles with built-in wardrobes. The newly fitted bathroom comprises bath with shower fitting, wash hand basin and wc and is aqua panelled throughout. There is also a separate wc.

From the lodge one may access the integral double garage which houses the hot water tank which is serviced by an air source heat pump providing hot water and heating to the lodge.

Struan Lodge is ideally suited to be used as overflow accommodation for the main house and also has the potential to be run as an excellent holiday let.

---







## **OUTSIDE**

The front garden is mainly laid to lawn with some trees and mature shrubs as well as a crazy paved patio area in front of the main house. To the rear of the property is the private garden, which is also mainly laid to lawn with mature shrubs and trees providing a high degree of privacy and shelter. There is a fenced area to the rear of the garden with storage sheds, log store and compost bins. Behind the lodge there is a drying green.

---





## THE LOCATION

The picturesque Deeside village of Aboyne holds an enviable position in the beautiful Dee Valley and has a range of shops, hotels, excellent schools and leisure facilities including an active theatre community and community centre. The area is popular with outdoor enthusiasts. The ski centres at Glenshee and the Lecht are within a short travelling distance, making winter sports easily accessible. Fishing and field sports are popular and widely available. There is a golf course in Aboyne, water sports and a nearby gliding club. The area is renowned for its clean air and quality of life with fragrant pinewoods, open moorland, traditional farming and good old Highland hospitality.

---



## DIRECTIONS

On reaching Aboyne west onto Ballater Road, pass the square and the green in the direction of Ballater. Struan Hall is easily identified on the right hand side, just before the junction with the B9094 to Tarland.

## NOTES

- Elegant period property
- C Listed
- Manicured garden grounds
- Two bedroom lodge
- Entry by Arrangement
- Viewing contact the sellers 013398 85599
- Struan Hall  
EPC Band - E
- Struan Lodge  
Council Tax Band - F

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

VISIT US ON THE WEB: [www.mackinnons.com](http://www.mackinnons.com)



[www.mackinnons.com](http://www.mackinnons.com)

**mackinnons**  
solicitors