



11 Denwood Lodge East Mains Inchmarlo, Banchory AB31 4BG



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Beneath a large covered entrance, solid oak external doors provide access to the entrance vestibule which thereafter leads into the welcoming reception hall. Lying on a gentle split level, a fully carpeted staircase leads to the first floor. On the lower split level, a curved WC cloakroom includes a white two piece suite. The impressively proportioned lounge includes a recessed illuminated display area housing a wall mounted Bang & Olufsen television and mood enhancing lighting system. The dining kitchen truly is the "hub" of this magnificent household. With a large L-shaped island and wide range of black high gloss storage units with concealed lighting, the kitchen also includes solid black polished granite worktops, stainless steel fittings and a host of quality integrated appliances. With a wall mounted television and digital music system, a bi-fold wall to wall sliding door opens out onto an undercover terrace. The dining area lies on semi-open plan to the kitchen, with porcelain tiled steps leading down to the well proportioned family room. The well appointed study is of neutral décor and enjoys views over the rear garden, while the large games room/gym would be equally suitable as a sixth bedroom. The exceptional utility room incorporates a further WC Cloakroom, while an integral door leads into the double garage.

Denwood Lodge

East Mains

Inchmarlo, Banchory AB31 4BG

"Denwood Lodge" is a stunning five bedroom executive detached family dwelling house with integral double garage. Situated within beautifully landscaped grounds of approximately 0.77 acres which are sheltered by mature woodland, the property forms part of an exclusive, quiet cul-de-sac which lies just on the outskirts of the popular residential area of Banchory on Royal Deeside. An impressive modern home of distinction, "Denwood Lodge" has been wonderfully designed to provide extensive and versatile living accommodation. Fitted with a superb range of quality fixtures and fittings, the property features custom made walnut doors, mood lighting, porcelain floor tiling and down lighting throughout.





Ascending the carpeted staircase, the spacious and bright landing provides outstanding storage facilities. The master bedroom suite is of excellent proportions. Of sumptuous décor throughout, an enviable dressing room allows access to the striking en suite bathroom, which includes a "Villeroy & Bosch" pure stone WC with a similar style of wash hand basin. The raised bath area includes a top quality "Villeroy & Bosch" Whisper Combipool bath, while a fully tiled wet room area incorporates a rainfall shower. Double bedroom two is elegantly presented with double built in wardrobes and an en suite shower room which incorporates a white two piece suite and double shower enclosure. Double bedroom three is a beautifully appointed, spacious room with fitted storage facilities. Double bedroom four is a bright, exceptionally proportioned room with an open archway leading into a compact den/study area fitted with a variety of shelves and storage units. Bedroom five is a well proportioned room of neutral décor with a double built in wardrobe and views of the rear garden. Completing the living accommodation is the spacious and stylish family bathroom. Incorporating a curved feature wall with frosted glass panel, the bathroom features a white three piece suite with separate shower enclosure.



"Denwood Lodge" is situated within extensive and immaculately maintained garden grounds extending to approximately 0.77 acres. An illuminated tarred driveway provides parking for several vehicles, and access to the double garage, which is fitted with remote controlled "up and over" doors, power, light, an internal water tap, and the central vacuum cylinder. A door to the rear garden and integral door to the utility room are both fitted with a security coded entry system. The front and side of the property are mainly laid to lawn, bordered by a dry stone dyke, with ornamental beech hedging, and a paved/gravel chipped area with an ornamental water fountain with feature lighting. The rear garden enjoys a high degree of privacy with beautiful views towards Scolty Hill, mature trees and decorative borders. A timber fence encloses the garden and a gate gives access to a lovely wooded area and various footpaths. A large patio incorporates a covered seating area and barbeque station with a polished granite work surface. Also included within the garden is a wooden garden shed with power and water tap, paved drying area with rotary clothes drier and a stone built storeroom with security coded entry system, power and light.



- 5 Bedrooms
- 3 Bathrooms
- 5 Public Rooms
- Oil Fired Underfloor Central Heating
- Double Glazing
- Double Garage

Viewing of "Denwood Lodge" is highly recommended in order to truly appreciate this fantastic family home and wonderful countryside setting. All the top quality fitted carpets, curtains, blinds and integrated white appliances are to be included in the sale. Many of the furniture items were custom made for the property in walnut and maple wood and may be available for sale by separate negotiation. This fantastic family home is located within Inchmarlo on the outskirts of Banchory, a very popular residential town situated on the banks of the River Dee and 18 miles west of Aberdeen. The town is well served by reputable nurseries, two primary schools and Banchory Academy which all enjoy excellent reputations. There is a wide range of recreational and sporting activities including an 18 hole golf course, driving range and tennis courts, while salmon and trout fishing are both available on the Rivers Dee, Feugh and at Raemoir Trout Fishery. Surrounded by low hills, Banchory offers numerous walks, including the popular walk to the summit of Scolty Hill. Banchory boasts a good selection of shops, restaurants and hotels and during the winter months skiing is available nearby at the Lecht and Glenshee resorts. Banchory is also within easy commuting distance of Aberdeen, Westhill and Kingswells.



Terms

Council Tax

Band H

EPC

Band C

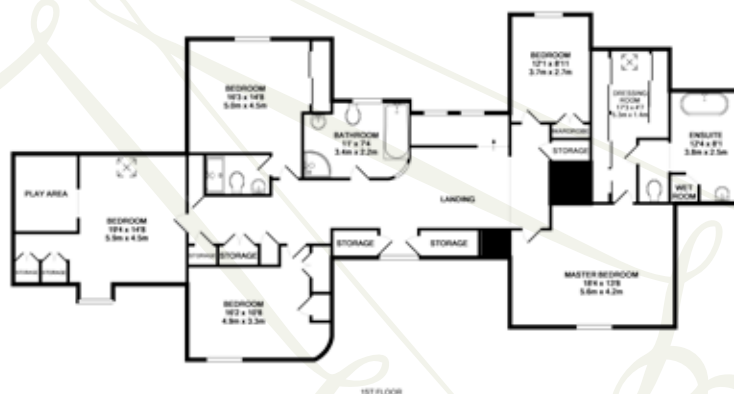
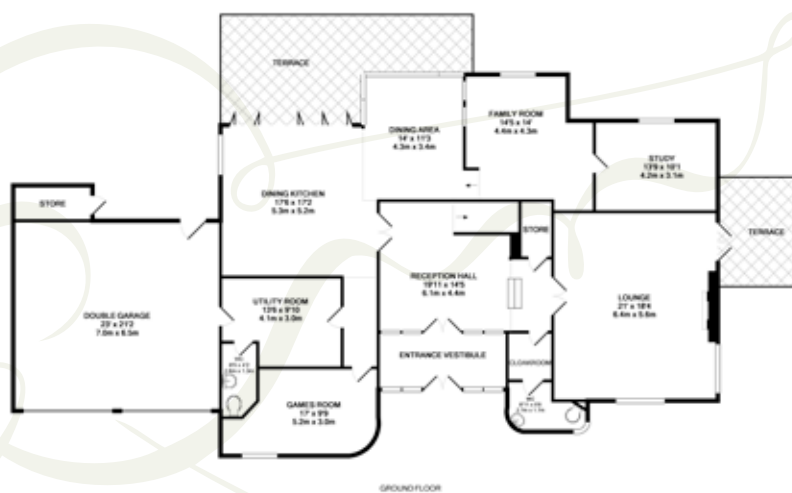
Entry

By Arrangement

Viewing

Contact Solicitors

01224 868687



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

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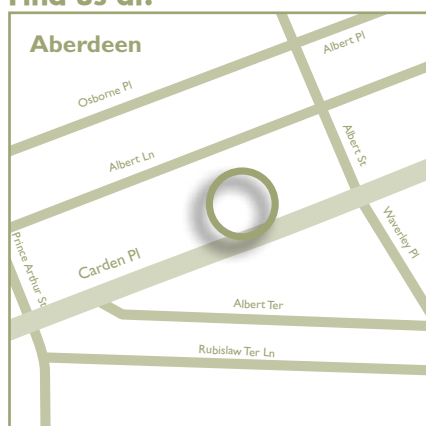
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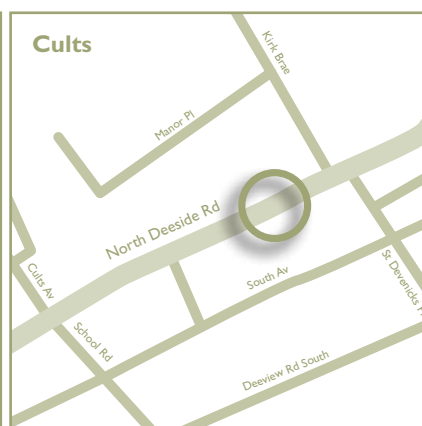
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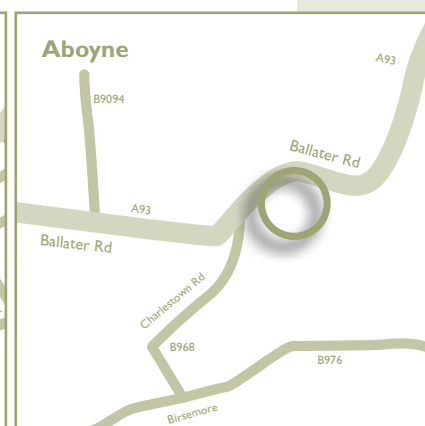
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