



FLAT 2, KEITH HALL HOUSE, KEITH HALL
INVERURIE, ABERDEENSHIRE



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Bespoke ground floor apartment within a former mansion house.

Inverurie 1 mile ■ Aberdeen Airport 11 miles ■ Aberdeen City 17 miles

- 1 reception room. 2 bedrooms.
- A rare slice of Scottish history
- Ground floor apartment
- 26 acres of communal grounds
- Ample parking & exclusive garage
- Atmospheric location

Galbraith

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 OnTheMarket





SITUATION

Keith Hall House sits just 2 miles from Inverurie town centre, a walk or a short drive and you can easily enjoy the busy and popular town yet retreat to the peace and tranquillity of the beautiful Aberdeenshire countryside. Inverurie has good road and rail links to the north and south including to Aberdeen, Dyce, Huntly and Inverness. The amenities in and around Inverurie are excellent and these include a health centre, local hospital, several supermarkets, including Tesco & Marks & Spencer, a swimming pool and community centre nearby as well as golf and tennis. Mountain biking and hillwalking are a popular activity in the area given the many routes available including the incredible Bennachie. Aberdeen International Airport is just some 20 minutes by car and provides a variety of domestic and international flights.

DESCRIPTION

Originally built as Caskieben Castle in the 16th Century, Keith Hall was also where the Earl of Kintore once lived. Converted to residential use in 1984, eight modern flats and six houses were formed within the building and the residents of Keith Hall House have formed a thriving community. Impressive and grand in nature, this Grade A listed granite former mansion house offers an insight into Scottish history at every turn and the echoes of past lives can be traced throughout the building, truly bespoke living at its finest. The 26 acres of wonderful private landscaped grounds makes this a very special place to live.

Apartment two lies to the right of the ground entrance floor and benefits from an exclusive area of garden, ample parking and a private garage. Period features are in abundance with high ceilings, plasterwork, panel doors, deep skirting boards, window shutters and cast iron column-style radiators. The current owner has effortlessly maintained the property and it has benefited from a good level of modern upgrading. The bathroom and contemporary shower room are both well-appointed and feature underfloor heating. Overall there is light and airy décor with coordinating flooring creating a comfortable 'hidden gem' for any discerning buyer.



Upon approach via the tarred driveway, it is hard not to be in awe of what awaits, expansive lawns with mature woodland trees and a glimpse of the 3-acre pond sets the tone. Entering the building, a large communal entrance awaits and this majestic room has a romantic feel to it, the wood panelling is iconic to the building and the stunning log fireplace is certainly inviting. The reception area is often used by residents to greet guests or host planned events and there is a shared storage cupboard, access to the rear of the property and staircase/ lift access to the upper apartments. There is an external security entry system at the front entrance. Once behind your front door, a whole level of privacy and tranquillity prevails, and measuring 133sqm there is a most spacious yet comfortable atmosphere within. An entrance vestibule gives way to the inner hallway which in turn gives access to all the accommodation. The front-facing lounge is awash with natural light from the beautiful bay window. Featuring traditional timber and metal framed casement windows an absorbing view of the grounds can be enjoyed. A fantastic solid fuel fireplace with ornate surround provides a striking focal point and there are various alcoves and shelved recesses ideal for display purposes. There is ample space for a variety of free-standing furniture as desired.

Moving back through the hall, the dining kitchen welcomes you in. Incredibly spacious and with a lovely rustic feel emphasised by the solid fuel fireplace, ceramic double bowl sink and Aga range cooker. A wide range of wall and base-mounted units with granite work surfaces provide ample storage and preparation areas. Integrated appliances including a dishwasher. There is exceptional space for dining and again the views to the grounds are fully maximised with two large windows.

The bathroom is well placed and well appointed, with concealed sanitary ware and a contemporary bath with a mixer shower overhead. Mirror panelling emphasises the space within the room and the glass shelves offer space for storage or display. Underfloor heating. The master bedroom has another attractive bay window with views to the garden grounds and there is ample space for a large double bed. Bedroom two is located off the main hall and also enjoys pleasant views of the grounds. A further benefit is the ample space for both a double bed and free standing furniture. Across the hallway and completing the accommodation a walk-through hallway provides built-in utility cupboard space which is plumbed for a washing machine. A contemporary shower room is fitted with a wet shower, WC and sink.

ACCOMMODATION

GROUND FLOOR: Entrance Vestibule; Hall; Living Room; Dining Kitchen; Bedroom One; Bedroom Two; Shower Room; Bathroom; Utility Cupboard.

GARDEN GROUNDS

Keith Hall is approached over a tarred driveway leading for half a mile through the well maintained communal park. Designed by Thomas White Senior in the late 18th century and extending to some 25 acres, the grounds feature stunning informal parkland and a boating lake bordered by ornamental shrubs and trees, the whole enjoying stunning views over surrounding countryside towards the River Urie and Inverurie beyond. Apartment two benefits from a private area of garden with a sheltered area of lawn from where alfresco dining can be enjoyed. The gardens are haven for local wildlife with a diverse habitat. To the rear of the main building, an exclusive single garage with double timber doors is located.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Flat 2, Kieth Hall House	Mains	Mains	Mains	Freehold	Electric	Band F	E

DIRECTIONS

From Aberdeen travel north on the A96 following the signs for Inverurie. After crossing the river turn right at the small roundabout and take the next road on the right on B993, Keith Hall Road (towards Whiterashes). Continue along this road for approximately 600 yards, past the cemetery and over the stone bridge, turn left into the driveway leading to Keith Hall.

POST CODE

AB51 0LD

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: loudness.tricycle.prompting

VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

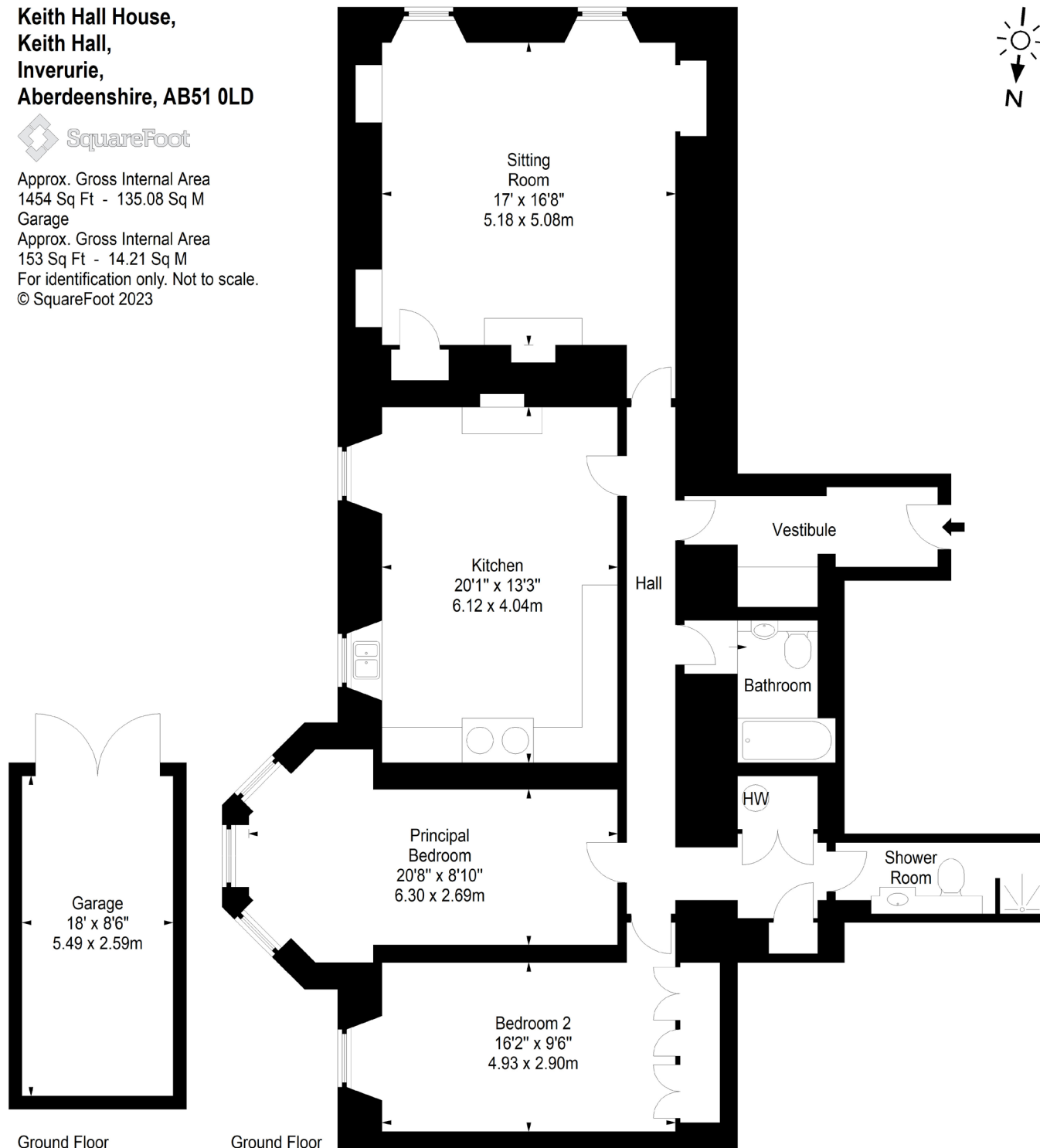


**Keith Hall House,
Keith Hall,
Inverurie,
Aberdeenshire, AB51 0LD**



Approx. Gross Internal Area
1454 Sq Ft - 135.08 Sq M
Garage

Approx. Gross Internal Area
153 Sq Ft - 14.21 Sq M
For identification only. Not to scale.
© SquareFoot 2023



Ground Floor

Ground Floor

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in September 2023





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