

Squirrel Lodge

Rhu-Na-Haven Road | Aboyne | Aberdeenshire | AB34 5JD



Galbraith



Outstanding 4 bedroom period detached home in an idyllic Royal Deeside village location.



Ballater 10 miles | Banchory 14 miles | Aberdeen Airport 30 miles

(All distances are approximate)

2 public rooms. 4 bedrooms

Luxury quality & finish

Wood burning stoves

Tranquil garden grounds

Highly desirable woodland setting

Idyllic Royal Deeside location

Galbraith

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Situation

Aboyne lies on the north side of the River Dee and is located within the heart of the idyllic & world-renowned Royal Deeside, between the desirable towns of Banchory, only 14 miles, and Ballater, 10 miles. The location is about 6 minutes' drive from the Cairngorms National Park boundary and offers an array of outdoor leisure activities including salmon fishing on the River Dee, horse riding, mountain biking, forest and hill walking, good local and international golf courses, gliding, canoeing, shooting and snowboarding. The Deeside way is located a short walk away, taking you west to Dinnit & east to Banchory, and very close by is the trail along the North banks of the River Dee by foot or bike. The ski centres at Glenshee & the Lecht are within a short travelling distance.

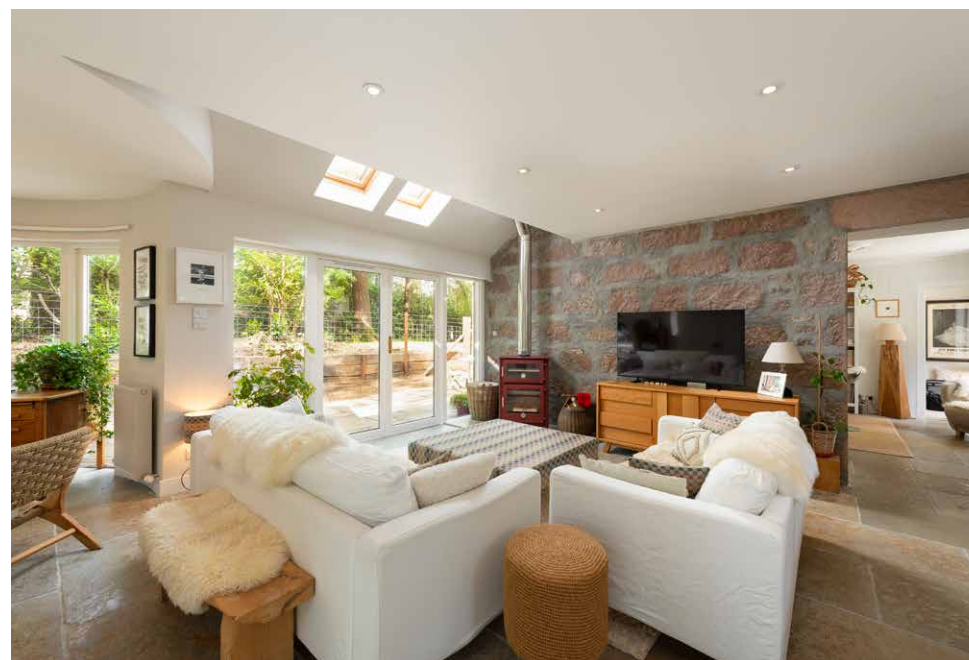
Schooling is provided at Aboyne Primary School whilst secondary education is catered for at Aboyne Academy. Private education is a short commute towards Aberdeen including Robert Gordon's, St. Margaret's school for Girls, Albyn School and the International School of Aberdeen. Lathallan Private School is also located approx. 30 miles to the south of Aberdeen.

Aberdeen is some 33 miles, and provides all the leisure, recreational and entertainment facilities expected from a busy major city. Aberdeen International Airport, located only 45 minutes' drive away, has regular domestic flights within the UK, particularly to London Heathrow. There are also daily flights out with the UK to many international locations including Schiphol Airport in the Netherlands, connecting you onwards around the world.

Description

Squirrel Lodge has a highly desirable location in one of Royal Deeside's most prestigious residential addresses, in the picturesque village of Aboyne. Surrounded by an abundance of wildlife in the Rhu-na-haven woods, Squirrel Lodge was originally a former lodge house and has been thoughtfully transformed by the current owner to an exceptional standard. Great thought has been given to enhance the flow, design & appearance of the property to ensure its sympathetic to its idyllic Royal Deeside setting, yet offers the contemporary features required for simple modern living. Entrance the front door into the main entrance hall, which has stairs leading to the first floor. To the left you enter the beautiful kitchen, a stunning feature of this home. The kitchen has been fitted with quality shaker style units & solid oak block work tops with modern appliances and three sky light windows. The moveable central island gives a great socialising area and can have stools creating an informal dining space. Continue through to the beautiful living room which is an outstanding space. The limestone floor continues through from the kitchen and extensive glazing, sky light windows, exposed stone wall & a wood burning stove with cooker, all combine to create this wonderful relaxing room with space for seating & dining. The cosy reading nook / study sits in the turret area with 6 circular tall windows looking out to the woodland setting. Returning to the hall, continue to the right into the sitting room. This offers an alternative living space, with wood burning stove and small study area. Continue through to the ground floor double bedroom, of calming tones and good natural light. This room has a luxury ensuite bathroom with free standing bath and separate walk in glass shower unit. Completing the accommodation to the ground floor is the practical rear hall with door out to the garden, and the clever utility room & cloakroom combined.

Continue up the stairs to the first floor landing, an open space with sky light window. To the right, there is the second double bedroom, with Juliet balcony and 3 sky light windows drawing in the natural light. This room has an ensuite bathroom with bath & walk in shower unit. To the other side, there is the third bedroom, a charming double sized room with ornate traditional fireplace. Bedroom four is a generous double room with a door leading through to extensive floored loft storage. The main family bathroom completes the accommodation and is adjacent to the second bedroom.



Squirrel Lodge features landscaped garden grounds with a gravel driveway, traditional stone dyke walls, lawns, and a raised patio terrace for outdoor seating. Surrounded by mature woodland, the property enjoys a peaceful and private setting, with garden grounds designed to blend seamlessly into the surrounding trees and nature.

Accommodation

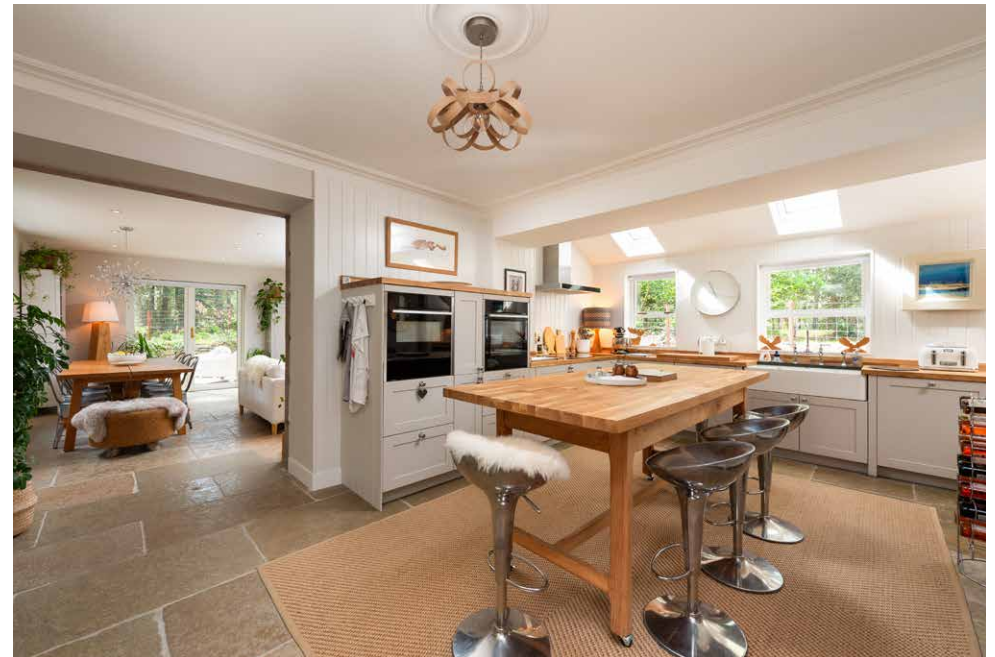
Ground Floor: Entrance hall, living room / dining and study areas, sitting room, dining kitchen, utility room/cloakroom. Bedroom with ensuite bathroom.

First Floor: Bedroom 2 with ensuite bathroom, double bedroom 3, double bedroom 4 and main bathroom.

Garden Grounds

Squirrel Lodge enjoys a beautifully landscaped front garden, sympathetic to its setting. A generous gravel driveway provides ample parking and is framed by traditional stone dyke walls. The front of the house has lawn and wildflower areas and climbing plants, while a raised stone terrace to the side offers a space for outdoor seating and entertaining. Surrounded by mature woodland, the garden provides a peaceful, picturesque setting.

To the rear, the stone paved terrace enjoys a wonderfully private woodland setting, with discreet fencing creating a subtle boundary, while preserving uninterrupted views of the surrounding trees. This thoughtful design allows the garden to feel as though it seamlessly extends into the mature woodland beyond, increasing the sense of space and tranquillity. Outbuilding with lean-to slated roof providing outdoor storage and accommodating the boiler. It's believed the garden grounds can accommodate a detached double garage, and drawings are available to show this.





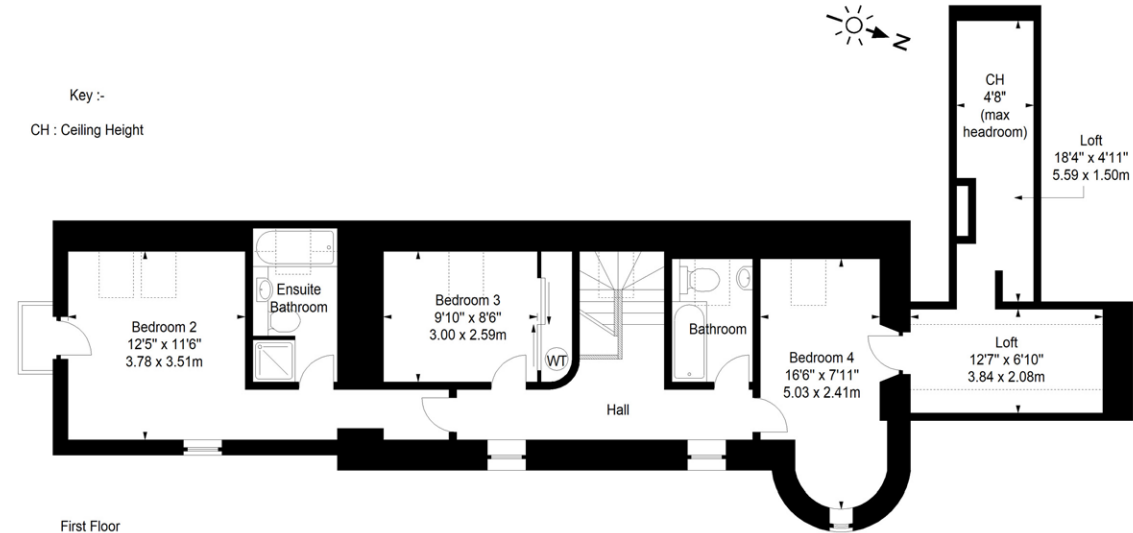


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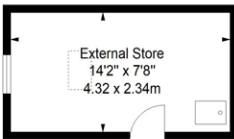
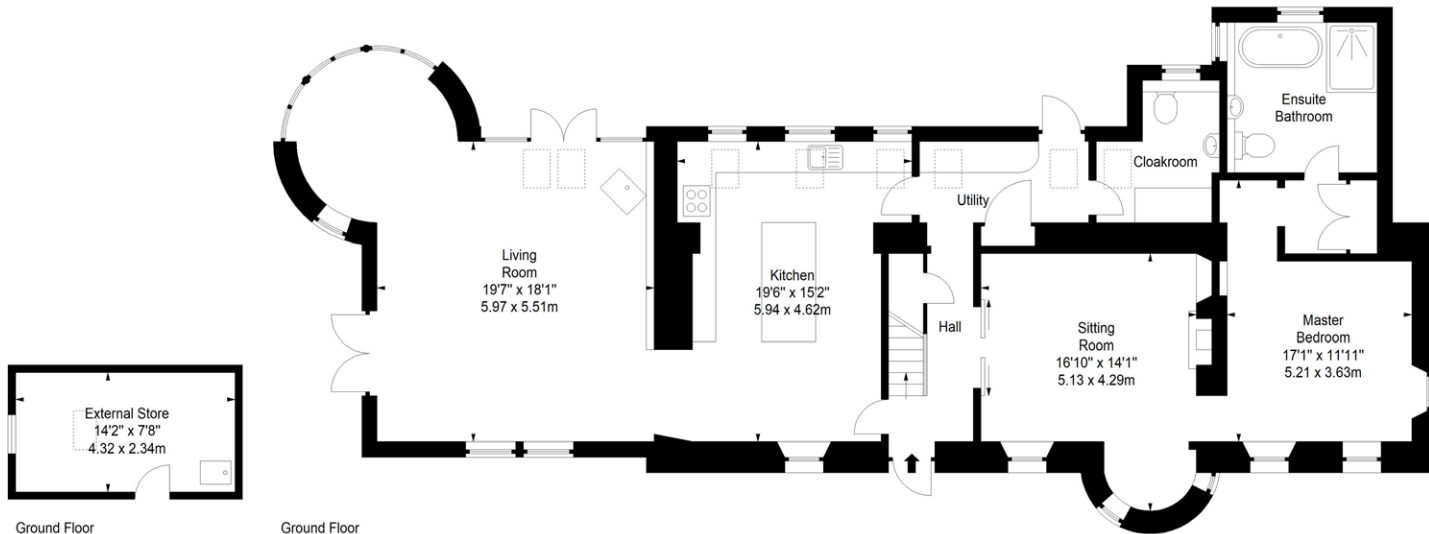


Approx. Gross Internal Area
2179 Sq Ft - 202.15 Sq M
Attics
Approx. Gross Internal Area
180 Sq Ft - 16.72 Sq M
External Store
Approx. Gross Internal Area
110 Sq Ft - 10.22 Sq M
For identification only. Not to scale.
© SquareFoot 2026

Key :-
CH : Ceiling Height



First Floor



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 cannot 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 June 2026.

General Remarks and Information

Tenure	Local Authority	Council Tax	EPC
Freehold	Aberdeenshire	Band G	Band D

Services

Mains electricity and water are connected | Mains Drainage | Oil fired central heating | Additional electric underfloor heating in the lounge | Super-fast broadband

Directions

On entering Aboyne on the North Deeside Road, proceed through the village onto Ballater Road. Rhu Na Haven Road is on the left-hand side. Continue down Rhu-Ha-Haven and Squirrel Lodge is located on the right-hand side.

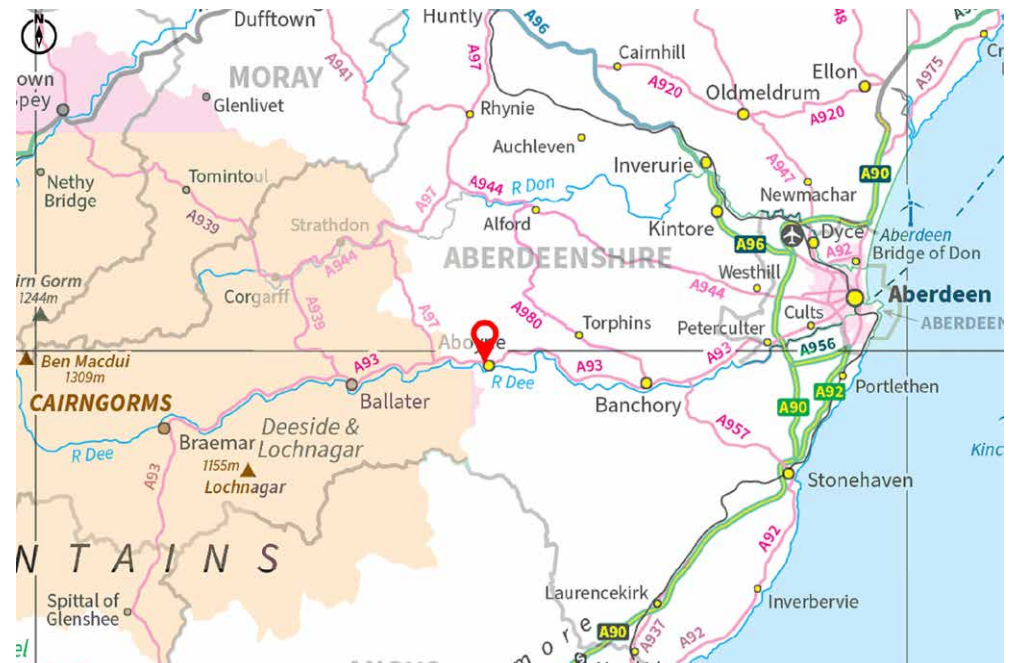
 cone.tripods.luckier  Post Code: AB34 5JD

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.





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