



Rotunda Lodge, 16 Polmuir Road, Aberdeen

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## Rotunda Lodge, 16 Polmuir Road, Aberdeen, AB11 7SY

An impressive 'C' listed granite mansion with tranquil setting in a conservation area in one of Aberdeen's prestigious addresses.

Aberdeen City Centre 2 miles, Airport 7 miles

Vestibule | Sitting room | Dining room | Kitchen/breakfast room | Conservatory | Guest bedroom  
Shower room | Principal bedroom with adjoining dressing room | Bedroom 2 | Bathroom  
Study/bedroom 5 | Bedroom 4 | Shower room  
Laundry | Open plan sitting area, dining area and kitchen | Family room/bedroom 6 | Shower room | Cellar | Cold store | Garage | EPC Rating E

### The property

Built in 1842 for John Roy, the owner of Ferryhill Gardens, Rotunda Lodge is a grade 'C' Listed granite built mansion house with a layout over three floors. The unique home offers characterful accommodation totalling over 4,000 sq. ft.. There is a wealth of eye-catching features throughout including ornate Scots renaissance plasterwork and friezes, ornate corning, beautiful stained glass windows, marble fireplaces and a fine 20th century Ronald Harrison conservatory.

Of split-level accommodation, Rotunda Lodge offers a wealth of opportunities, not only a fabulous family home; the layout lends itself to the possibility of a lower ground level self-contained flat. The impressive first floor houses the elegant front-facing sitting room with its feature bay window with original working shutters and an adjacent formal dining room, both tastefully styled and with marble fireplaces, with the latter opening into the stunning light and bright conservatory with door to garden. Alongside is the main Clive Christian kitchen with a wide range of cabinetry and a stained-glass window. A bedroom and shower room complete the ground floor accommodation. On

the first floor is a luxurious family bathroom with a clawfoot bath and separate shower serving the sizeable principal bedroom with its dedicated dressing room and bedroom 2.

From the rear garden a door leads to the lower ground floor and a light filled striking conservatory housing the dining kitchen and sitting area, there is a shower room off and a door leads on to family room/bedroom 6. From the family room/bedroom 6 you enter Rotunda Lodge and the lower level hallway which takes you to bedroom 4, study/bedroom 5, shower room, laundry and back door to the gardens.

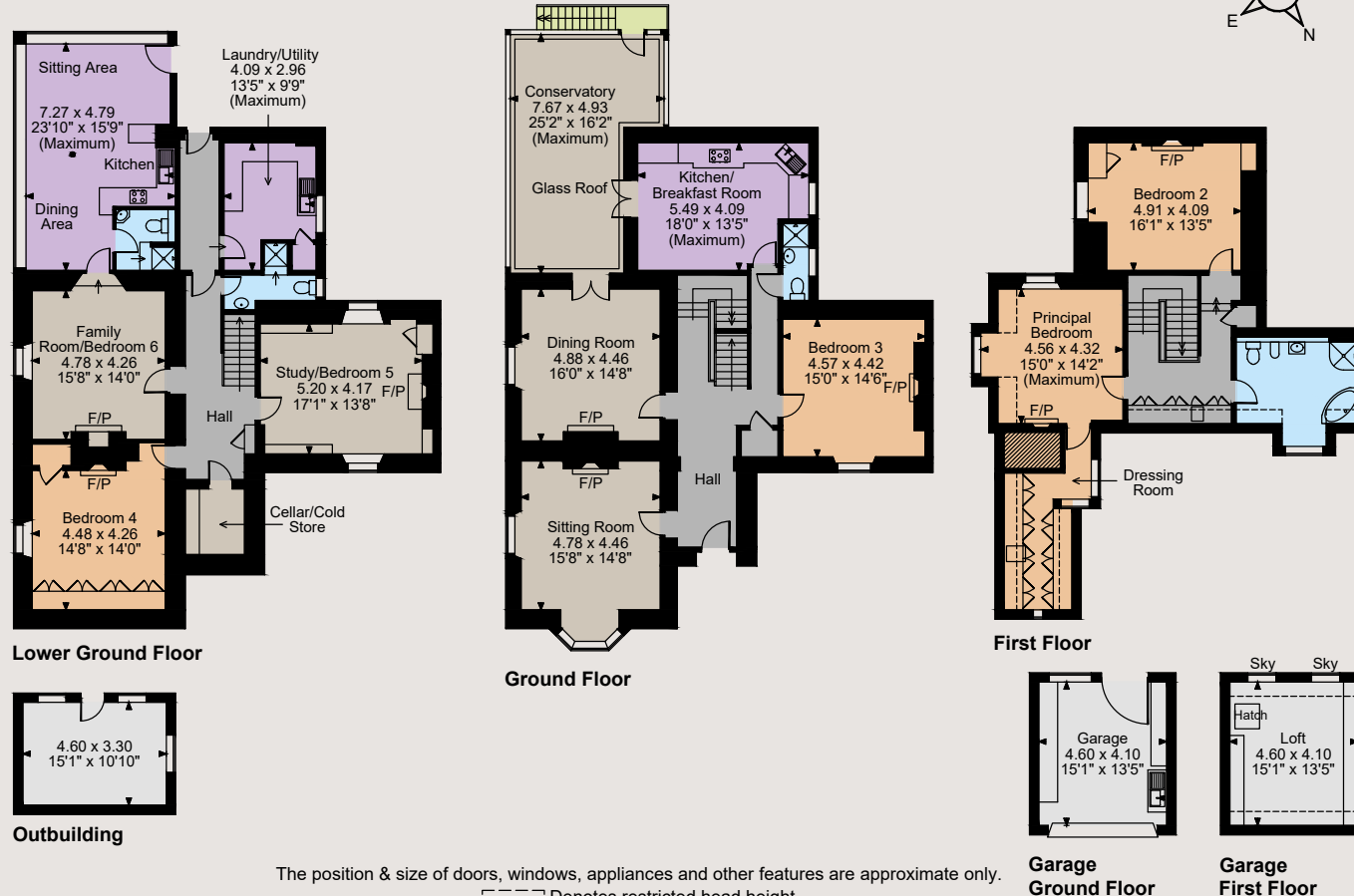
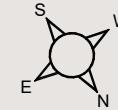
### Outside

The secluded residence is accessed via wrought iron electric gates and is surrounded by stone-built walls. Rotunda Lodge enjoys a garage with copious shelving and storage with electricity and water. Above is a large floored insulated loft. There is an outbuilding, greenhouse and pond within the gardens and grounds offering peace and tranquillity.





Floorplans  
Rotunda Lodge, Polmuir Road, Aberdeen  
Internal area 4,071 sq ft (378 sq m)



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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### Directions

Postcode: AB11 7SY  
what3words: ///dined.firmly.economies

Follow the A92 in to Aberdeen. At the Bridge of Dee Roundabout take the 3rd exit to Great Southern Road (B9077), at the roundabout take the first exit over the bridge and follow the road. At the roundabout turn right onto Whinhill Road, then right onto Fonthill Road and right again onto Polmuir Road.

### General

**Local Authority:** Aberdeen Council  
**Services:** Mains water, electricity and drainage, heating mains gas.  
**Council Tax:** Band G  
**Fixtures and Fittings:** By separate negotiation.  
**ADT Burglar Alarm System**

### Perth

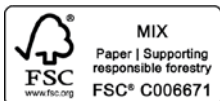
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