



WHISTLEBRAE STEADING

BANCHORY DEVENICK, ABERDEEN

Galbraith



WHISTLEBRAE STEADING, BANCHORY DEVENICK, ABERDEEN

Detached 5 bedroom traditional stone steading in charming garden grounds.

Bridge of Dee 2.5 miles ■ City Centre 4 miles

Aberdeen Airport 10 miles

- 2 reception rooms. 5 bedrooms
- Dining hall & Home office
- Bespoke oak beams
- Underfloor heating
- Extensive garden grounds
- Around 0.57 of an acre
- Popular Location

Galbraith

Aberdeen
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aberdeen@galbraithgroup.com

 OnTheMarket





SITUATION

Banchory-Devenicks is located on the south side of the River Dee and surrounded by beautiful countryside and woodland walks, yet only a short distance from Aberdeen city. Education is catered for in the area, including a highly reputable primary school, and shopping and a selection of other amenities can be found at Bridge of Dee Retail Park. Robert Gordon University and many recreational facilities including Paul Lawrie Golf Centre are also a short drive away. The industrial estates to the south of the city are easily accessible including Portlethen, Altens and Tullos, whilst the AWPR is close by giving easy access to both the North of Aberdeen & South to the A90.

DESCRIPTION

Whistlebrae Steading is a beautiful detached traditional stone steading, converted to an exceptionally high standard and offering a wonderful family home. Set in around 0.57 of an acre, the grounds are generous with a large south west facing garden, and the house itself offers flexible space and versatility over two floors. The steading was converted by the present owners around 1997 to an exemplary standard, carefully designed by a local architect and sympathetically restored by local tradesman. With a unique style and design, the lounge, dining hall and kitchen area have beautiful bespoke solid oak frames, designed and installed by the renowned and respected 'Carpenter Oak'. The ceiling beams offer an incredible feature of superior technical design, master craftsmanship and exquisite materials to create an open roof design within the main living areas. The accommodation comprises an entrance vestibule, which in turn leads through to the main dining hall. The dining hall offers an incredible entrance to the home and you immediately notice the bespoke solid oak beams and full height ceilings, setting the unique theme and quality throughout the

entire property. This is an extremely flexible space, ideal as a family and dining room and has French doors opening out to the patio area. The quality fitted kitchen has space for dining and is fitted with bespoke wood units and granite worktops. There are integrated appliances and the Falcon range-style cooker and built-in Samsung American-style fridge-freezer will remain. The kitchen also gives access to the utility room and larder. The main lounge also has a beautiful full height ceiling and bespoke wood beams, and there is an open fire with striking brick and granite surround. Continuing through, the spacious master bedroom with an ensuite shower room. Bedroom two is a generous double bedroom and bedroom three enjoys an ensuite shower room. Completing the accommodation on this level is the main family bathroom with bath and separate shower / steam sauna, and the fourth bedroom. Stairs lead to the first floor landing which leads to the home office with bespoke desk area and extensive built in storage space. There is a further bedroom, which has also been ideal as a games room/family room. Lastly, a small door leads through to a fantastic loft storage room. Underfloor heating to both the ground & first floor.

The quality and detail of the conversion is evident throughout, and rarely does such opportunity become available. Internal viewing is highly recommended.

ACCOMMODATION

Ground Floor: Vestibule, dining hall, lounge, kitchen with utility room & larder, master bedroom with ensuite shower room, double bedroom 2, double bedroom 3 with ensuite shower room, bedroom 4 and main family bathroom.

First Floor: Bedroom, home office, & loft storage room.



GARDEN GROUNDS

Whistlebrae Steading sits in around 0.57 of an acre in total with south west facing garden grounds. A large sandstone patio lies closest to the house and small steps in the traditional stone dyke wall lead up to the large grass lawn, edged by mature shrubs and established flower beds. A large stone chipped driveway provides plentiful parking.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Heating	Council Tax	EPC
Whistlebrae Steading	Mains	Mains	Septic Tank	Oil CH	Band G	Band D

Underfloor heating to both the ground & first floor.

DIRECTIONS

From Bridge of Dee in Aberdeen city centre continue onto Leggart Terrace. After around 450 yards turn left sign posted 'Banchory-Devenick School'. Continue up the hill, passing Banchory-Devenick Primary School, until you reach the cross roads. Turn left at this junction and again continue for around 1km and turn right up a track road as indicated by our for sale sign. Whistlebrae Steading is the 2nd house on the right.

POST CODE

AB12 5YJ



WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///soaks.depend.those

VIEWINGS

Strictly by appointment with the Selling Agents. Viewing appointments will be arranged subject to Government legislation regarding COVID-19 and social distancing measures will be adhered to at all times.

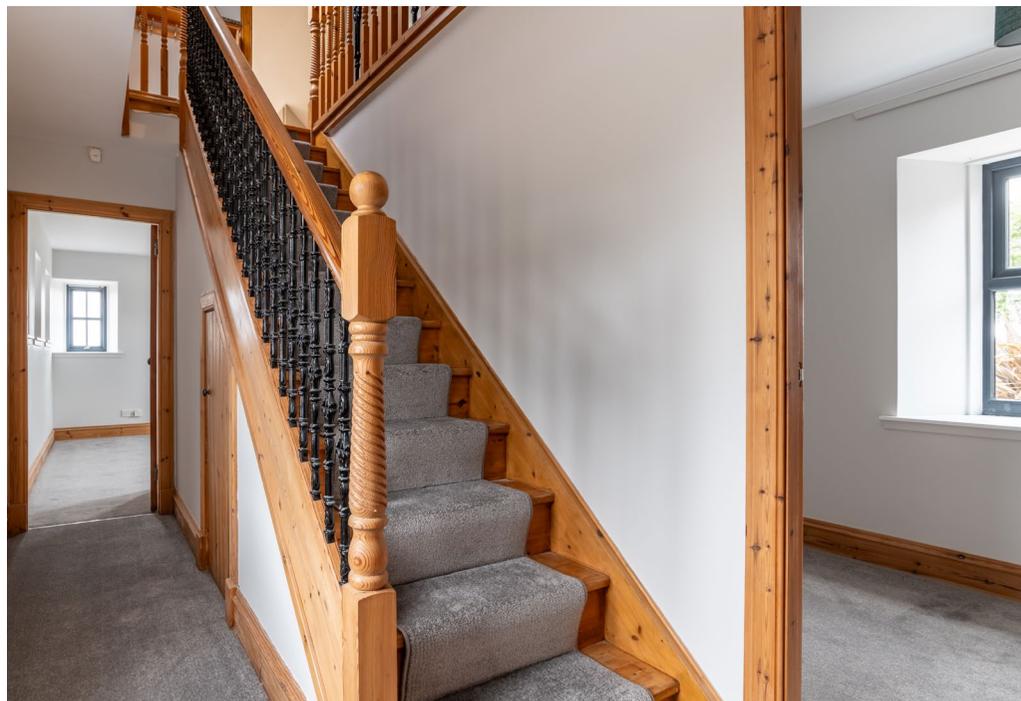
ANTI MONEY LAUNDERING (AML) REGULATIONS

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.

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 2023 & 2022.



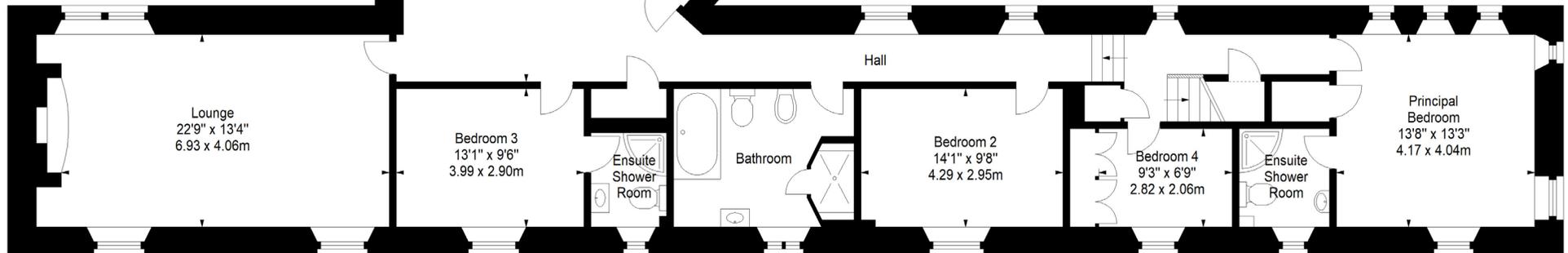
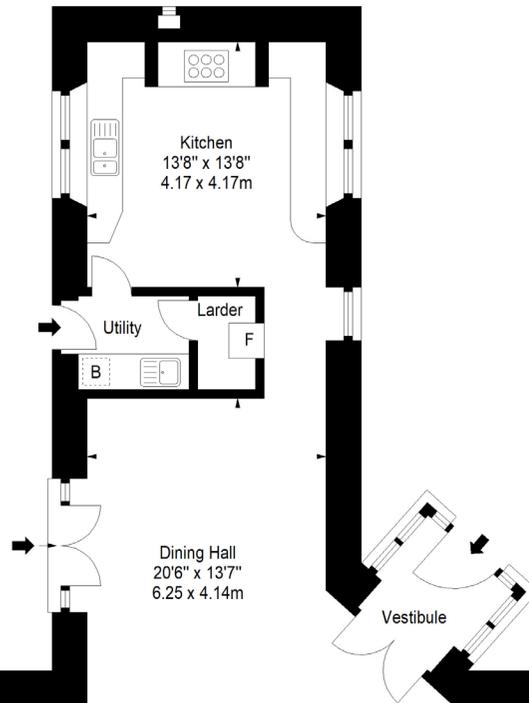
Whistlebrae Steading,
Banchory Devenick,
Aberdeen,
Aberdeenshire, AB12 5YJ



Approx. Gross Internal Area
2717 Sq Ft - 252.41 Sq M
For identification only. Not to scale.
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First Floor



Ground Floor





Galbraith



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