

Galbraith



WESTERTOWN, GLENBUCHAT

STRATHDON, ABERDEENSHIRE, AB36 8TR



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Stunning Scottish Highland holiday home in the heart of the Cairngorms National Park.

Tarland 12.8 miles ■ Lect Ski Centre 12 miles ■ Braemar 25.8 miles
Aberdeen 42.7 miles

- 2 reception rooms. 3 bedrooms
- Holiday Let Occupancy Restrictions
- Open-plan living space with dining kitchen and sitting room with wood burning stove
- Ample off-road parking with sheltered carport and storage
- Built and designed to fit into the stunning location.
- Stunning panoramic views and 20 acres
- The property benefits from a well-stocked Trout Pond

Galbraith

Aberdeen
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 OnTheMarket





SITUATION

Westertown is located within the picturesque burgh of Strathdon. Bellabeg is a quaint village within the burgh and the super local licenced shop. Bellabeg is also home to the annual Lonach Gathering & Highland Games, founded in 1841 which attracts thousands of visitors to the area each year. The nearest town to Strathdon is Alford to the east. Alford is a popular and growing town with a wealth of amenities including a health centre, shops, bank, post office, filling station, hotels along with a dry ski slope and transport museum. On the edge of Alford is Houghton Country Park, a 200-acre park with an array of activities available including, children's play area, walks and trails along with a putting green and camp site. Regular bus services are available from Alford with links to Aberdeen, Westhill, Kintore and Kemnay. Head to one of Scotland's most scenic visitor spots, the Victorian village of Ballater, still strongly associated with the Royal family, it offers a fabulous range of cafés, quality restaurants, shopping and pubs. Nearby is the magnificent Balmoral Castle, the summer residence of the Royal family, offering guided tours around the Balmoral Exhibition before allowing entry into one of the castle rooms, The Ballroom, with objects from around the residence displayed here, before you're able to explore the stunning gardens and grounds at your leisure. Another beautiful village is Braemar, surrounded by the Grampian Mountains and woodland scenery, it's a haven for walkers with 24 Munros (mountains over 3000 feet high) in the area, as well as the historic Braemar Castle boasting a colourful past. For Winter adventure visit the Lecht Ski Centre, an alpine style ski area. The ski slopes are set around the mountains Beinn a' Chruinnich, and can be reached within 20mins. The largest ski centre in Scotland is in Glenshee, being around an hour from Westertown Aberdeen is some 44 miles, and provides all the leisure, recreational and entertainment facilities expected from the oil capital of Europe. It also provides good transport links with a mainline railway station and is host to an airport providing both domestic and international flights.



DESCRIPTION

Westertown is a delightful professionally self-built property with accommodation spanning two floors. It was granted planning permission based on a holiday let occupancy. There is a maximum occupancy of 30 days by one occupant and with that in place any future buyer would not be able to use the property as their main residence. The current owner of Westertown has successfully ran the property as a holiday home over the last few years, advertising via an online source. The property and area attract a wealth of visitors throughout the year, enjoying the contemporary design of the property whilst exploring the wealth of outdoor pursuits on the doorstep. The sale will include around 20 acres of land surrounding the property including a small pond.

Westertown has been completed to an exacting standard and meticulous design by the current owner, comfort and style intertwine with functionality with a striking timber clad and glass exterior. The vast ceiling to floor windows to the living and dining area maximise the high ingress of natural light and provide an unrestricted panoramic view of the countryside and beyond, taking in the full beauty of the landscape surrounding. Westertown is powered by eco-friendly air source heat pumps and features minimalist Japanese inspired style throughout. An impressive reception hall sets the tone for the entire house which boasts spacious reception rooms that flow seamlessly together, notably the sitting room and dining kitchen which are bathed in natural light and feature sliding doors which allow access out onto the wrap around deck. The addition of the wood burner adds a warm and comfortable atmosphere. The heart of the property is the dining kitchen. Shaker style white wall and base mounted units with wooden worksurfaces house high end appliances and a large island provides a further worksurface and is ideal for casual dining. For everyday domestic task there is utility room with external access. A well-appointed bathroom completes the ground floor accommodation. Halfway up the stunning split level oak wood staircase is a stunning bank of feature windows framing the view beautifully. The generously sized principal bedroom has a faux balcony and a range of fitted wardrobe space. Two further bedrooms have built in wardrobes and are serviced by a centrally located shower room.

ACCOMMODATION

Ground Floor: Entrance hallway, sitting room, dining kitchen, bathroom, utility room.

First Floor: Upper landing, bedroom one, bedroom two, bedroom three, shower room.

GARDEN AND GROUNDS

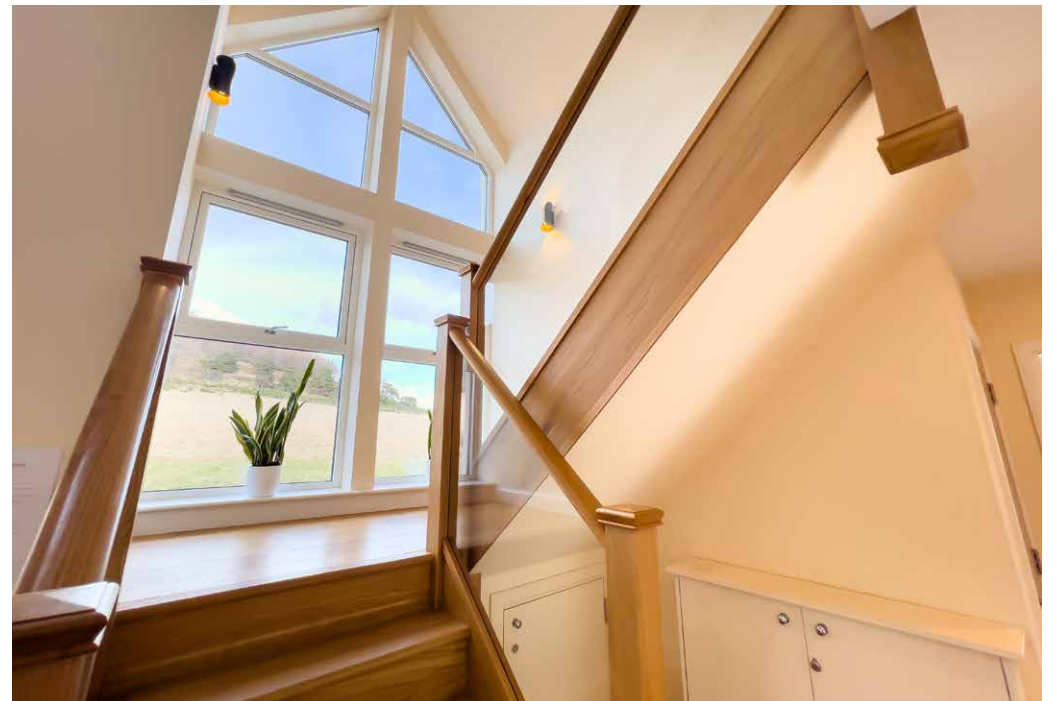
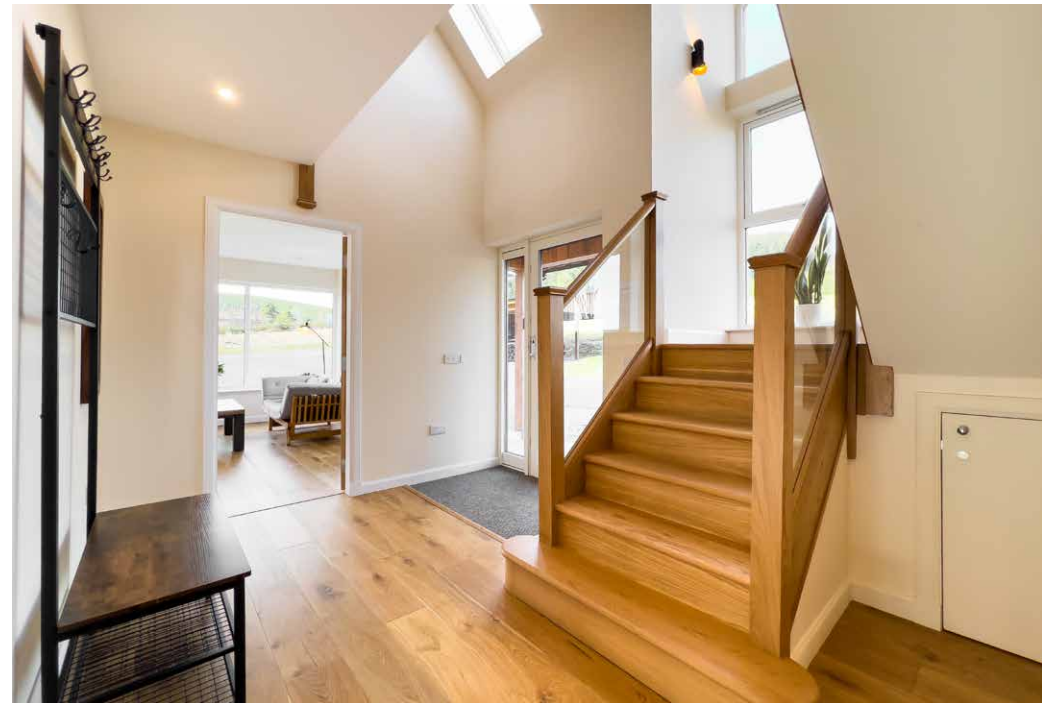
As you turn off the main road and onto the track ascending to Westertown, you really begin to appreciate the setting for this property. The views to the surrounding hills and forest provide a perfect backdrop. There is ample parking around the property with a carport with storage shed provides sheltered parking.

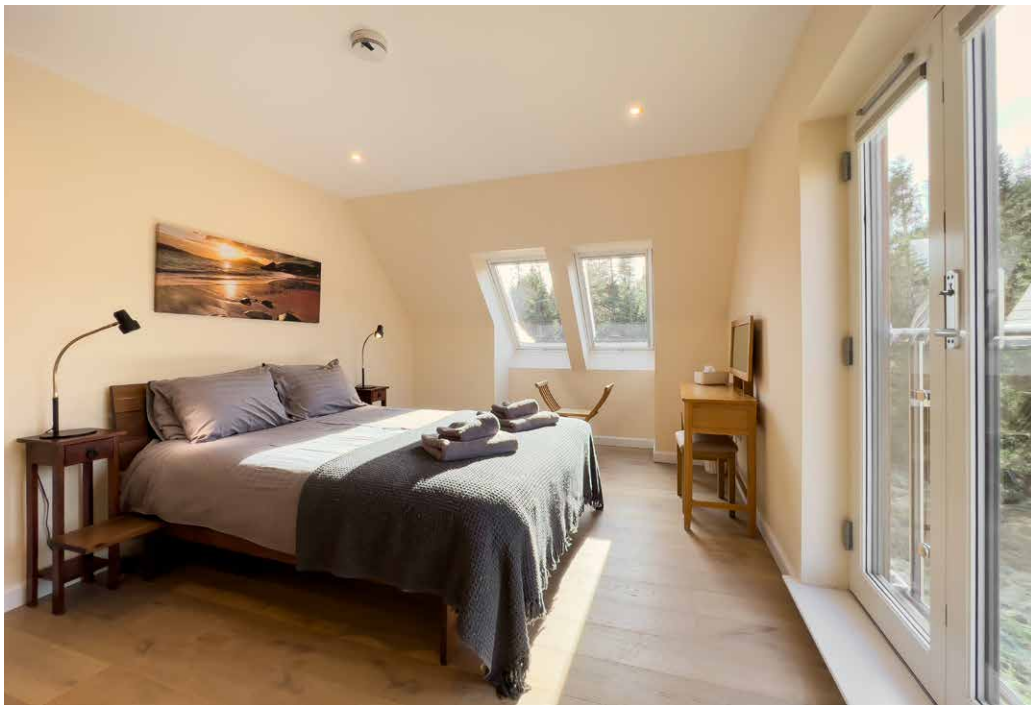
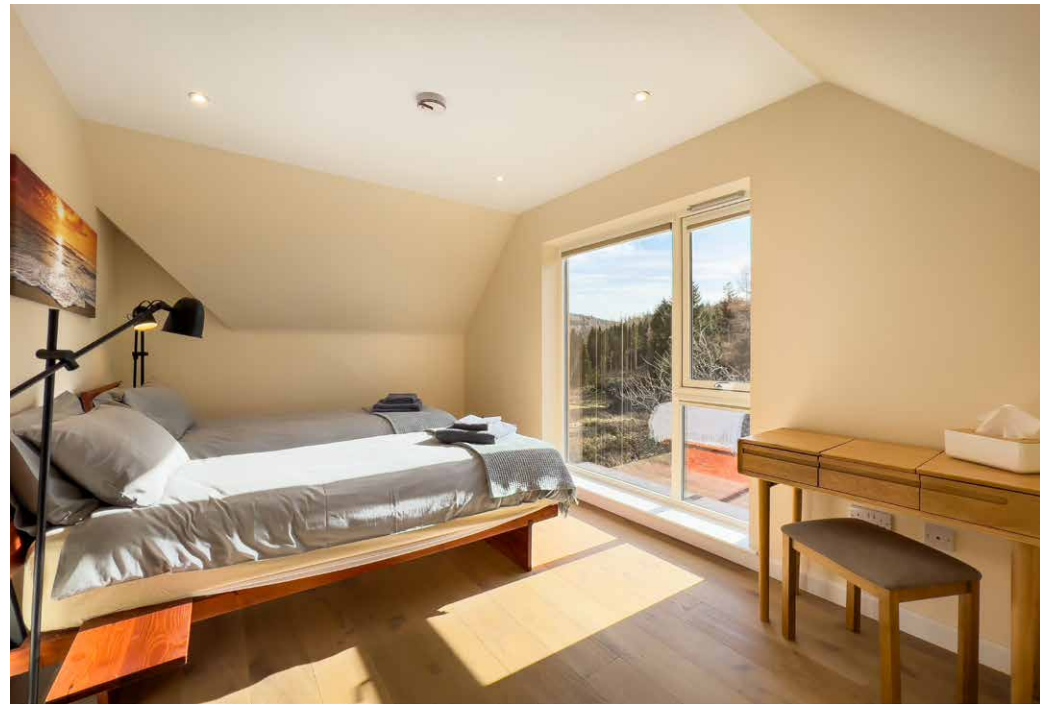
SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Mains	Mains	Septic Tank	Freehold	Air Source	Band TBC	B

POST CODE

AB36 8TR





WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: <https://w3w.co/incensed.echo.premature>

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.

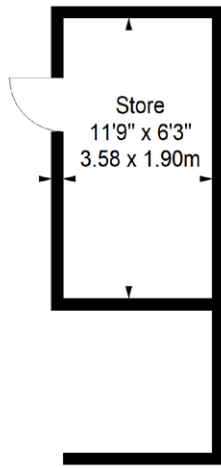
HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

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 March 2025





Carport
18'10" x 18'4"
5.74 x 5.59m

Store
11'9" x 6'3"
3.58 x 1.90m

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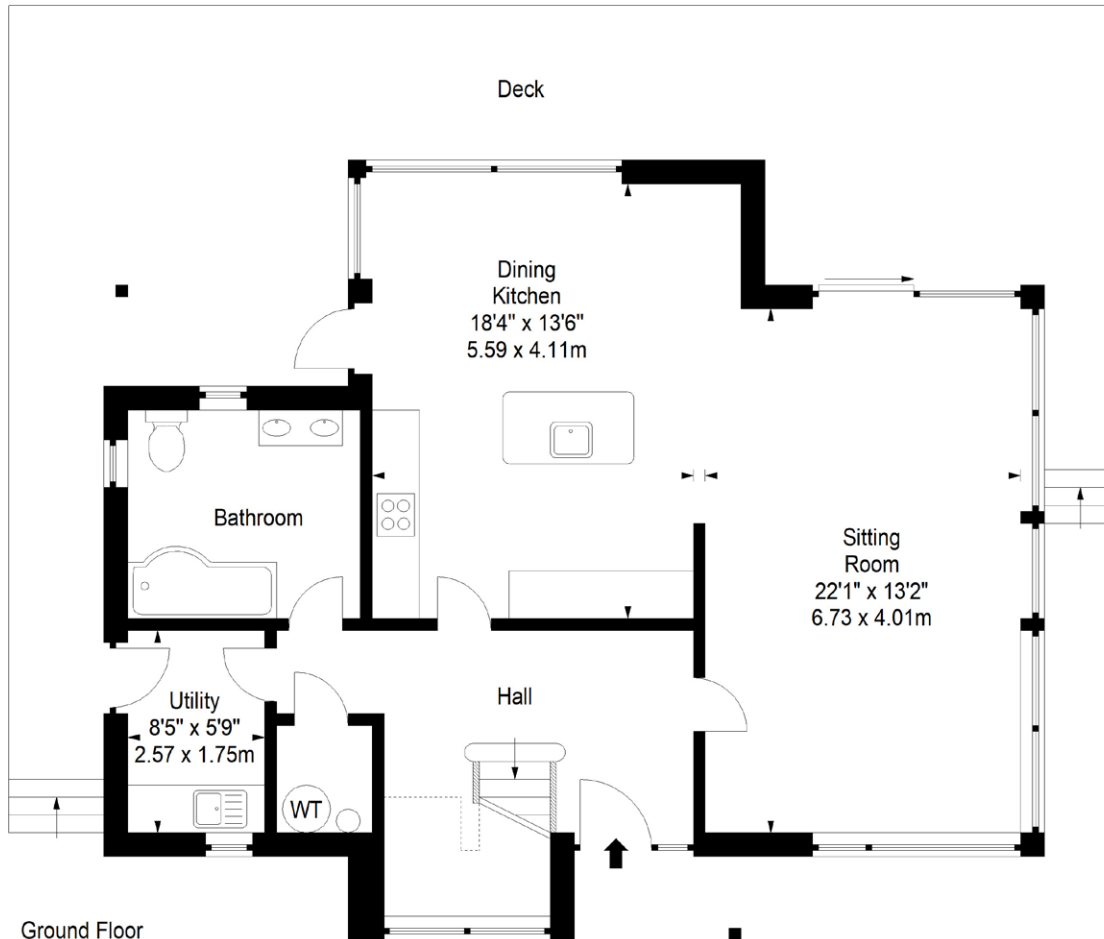
Approx. Gross Internal Area
1770 Sq Ft - 164.43 Sq M
Store

Approx. Gross Internal Area
73 Sq Ft - 6.78 Sq M

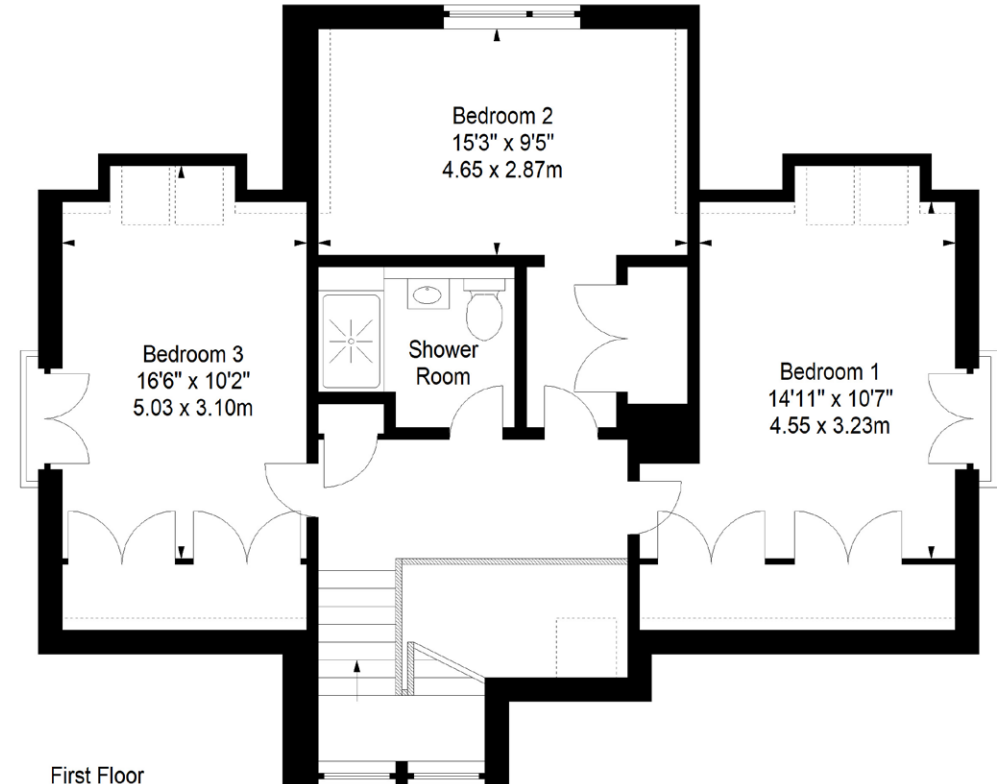
For identification only. Not to scale.
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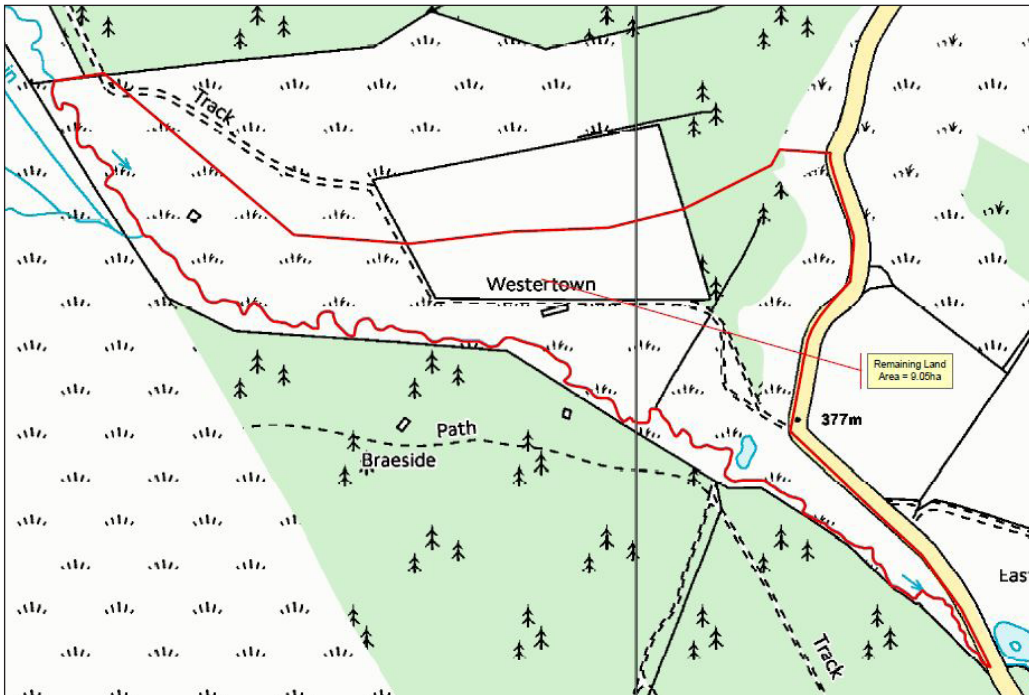
Ground Floor



Ground Floor



First Floor





Galbraith



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