



**OLD BOGHEAD STEADING**  
ROTHIENORMAN, INVERURIE, ABERDEENSHIRE







# OLD BOGHEAD STEADING, ROTHIENORMAN, INVERURIE, ABERDEENSHIRE

Striking linked detached 5 bedroom family home with around 3 acres, a truly stunning location and incredible countryside views.

Inverurie 10 miles ■ Oldmeldrum 6.5 miles  
Aberdeen International Airport 21 miles

- 2 reception rooms, 5 bedrooms, 4 bathrooms, study and dining kitchen
- Large unique family home
- 317m<sup>2</sup> spanning over 4 floors.
- Beautiful public rooms with multi fuel burners
- 3 acres of garden grounds
- Double garage, tractor store, various timber stores.



**Galbraith**

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 OnTheMarket



### SITUATION

The property is located approximately 4 miles from the village of Rothienorman which has a primary school and convenience stores and some independent retailers and also 4 miles from the village of Daviot which has a primary school, village hall, garden centre and village pub.. The nearest hamlet Drum of Wartle has a garage with fuel and a shop. Oldmeldrum is the nearest town with a Co-op supermarket, two pubs, cafés and a selection of takeaway outlets. Meldrum House Country Hotel and Golf Club are easily reached. The town is also home to the historic Oldmeldrum Golf Club, where golf has been played for 125 years. Secondary schooling is at Meldrum Academy. Inverurie is an expanding and prosperous town situated in the valley of the River Don with good road and rail links to the north and south including to Aberdeen, Dyce, Huntly and Inverness. There is an excellent health centre, which is integral to the local hospital, several large supermarkets, a Marks & Spencer food store, a swimming pool and community centre nearby as well as golf, tennis and bowling. Hillwalking is a popular activity, with many routes available including at the popular Hill of Bennachie

### DESCRIPTION

Old Boghead Steading enjoys a very attractive countryside location, tucked away in a small cluster of homes with beautiful open views, yet in very easy reach of local villages and towns. An attractive linked detached traditional stone steading, the property has an abundance of versatile accommodation spanning over four levels and with around 3 acres of private garden grounds the countryside lifestyle is available in abundance. Originally built around 1900 the property has been vastly upgraded to the family home it is today. Great thought was given by the present owners to the flow and appearance of the property to ensure it provides a relaxed family home with contemporary features. Measuring a commanding 317m<sup>2</sup>, the property is ideal for a growing family with ample space for home study/ office areas, versatile and sociable public rooms along with family and guest accommodation if required. The property equally has a practical nature both internally and externally with sizeable utility areas, storage space and could equally work well for those looking for a multi-generational home.

The theme and style throughout is contemporary with clean lines and light and fresh decor. Most of the Interior doors are timber framed and panelled with some incorporating glazed inserts. There are timber staircases leading from the ground floor to the upper floors. The windows are mainly of triple glazed timber and heating is oil fired with heating and hot water provided by an oil fired 'Grant Vortex Eco Utility 26' boiler floor standing in the garage. The boiler serves a series of panelled radiators.

The accommodation begins via an arched timber framed glass doorway, framed either side by additional triple glazed panels, the internal hallway has a high ingress of natural light flooding in. The elongated hallway is carpeted with fresh crisp décor, there is a cloakroom with WC and wash hand basin. The dining kitchen is separated by a breakfast bar which includes space for high seating. There is a bank of floor and wall cabinets by Laings of Inverurie. These are complimented by decorative tiling and co-ordinating work surfaces. Quality appliances include an induction hob, with concealed extractor, dishwasher, fridge, and freezer. French doors provide the perfect frame for further idyllic countryside views and access to the garden and really allow that inside outside feel to flow. A spacious, study is centrally located and can accommodate a variety of free-standing furniture. Carrying on along the hallway there is a staircase leading down to a large lounge room which is a great informal room, with multi fuel log burner. From the ground floor a mezzanine level can also be accessed where a striking sitting room awaits. A perfect family entertaining space the sitting room has generous proportions and a large ceiling to floor window beautifully frames a view over to the ever-popular Bennachie Hill. Velux windows allow a high ingress of natural light to flood in and the room oozes comfort and charm. A focal point of the sitting room is a solid fuel burning stove, with a fitted steel flue. A further staircase from the lounge leads to a sizeable double bedroom and en-suite shower room, ideal for teenagers or ancillary guest accommodation.







Back on the ground floor level past the study, there is a recently fitted contemporary family bathroom with separate bath and walk in shower enclosure. A large double bedroom has a wall of timber framed glazing with an external door and a range of fitted wardrobes. Completing the ground floor accommodation is a further bedroom/ dressing room and handy utility room with external door access. A second staircase with storage beneath leads to the upper level where the master bedroom is located. A delightful airy room with fresh light décor and a well-appointed en-suite bathroom. Completing the accommodation is further expansive bedroom with open eave storage space.

### ACCOMMODATION

Ground Floor: Hall, Living Room, Dining Kitchen, Two Bedrooms, Study, Bathroom, WC & Utility Room.

Mezzanine Level: Living Room with Bedroom and En-suite off.

First Floor: Landing, Master Bedroom with En-suite and One Further Bedroom.

### GARDEN GROUNDS

A tarred parking area encompasses the house with parking for several vehicles to the front, side and rear of the property. The double garage is located to the rear and is fitted with metal up and over vehicular entrance doors. The extensive grounds offer a high degree of privacy from further away neighbours and expand to around three acres. The natural landscape of the garden grounds are elevated as they move away from the house. A combination of grass lawns, and mature trees provide an abundance of outdoor space in which to enjoy as you wish. A private area closer to the house has been developed to provide the ultimate alfresco spot with a sheltered seating area created by a curved drystone wall. There are various timber log stores and a tractor shed.

### SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Private	Mains	Septic Tank	Freehold	Oil Fired	Band F	C

### DIRECTIONS

Upon leaving Inverurie head west on Marketplace along the B9170 towards West High Street, continue to follow the B9170 for around 0.2 miles. At the roundabout, take the 3rd exit onto North Street /B9001. At the roundabout, take the 2nd exit and stay on B9001 for around 5.6 miles. Turn right onto A920 head along for around 0.9 miles and turn left. After approx. 1.3 miles turn off and head toward Old Boghead Steading as indicated by the property sign and our for sale board.

### POST CODE

AB51 8UP

### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: slices.breezes.ringers

### 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.

### 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 August 2024

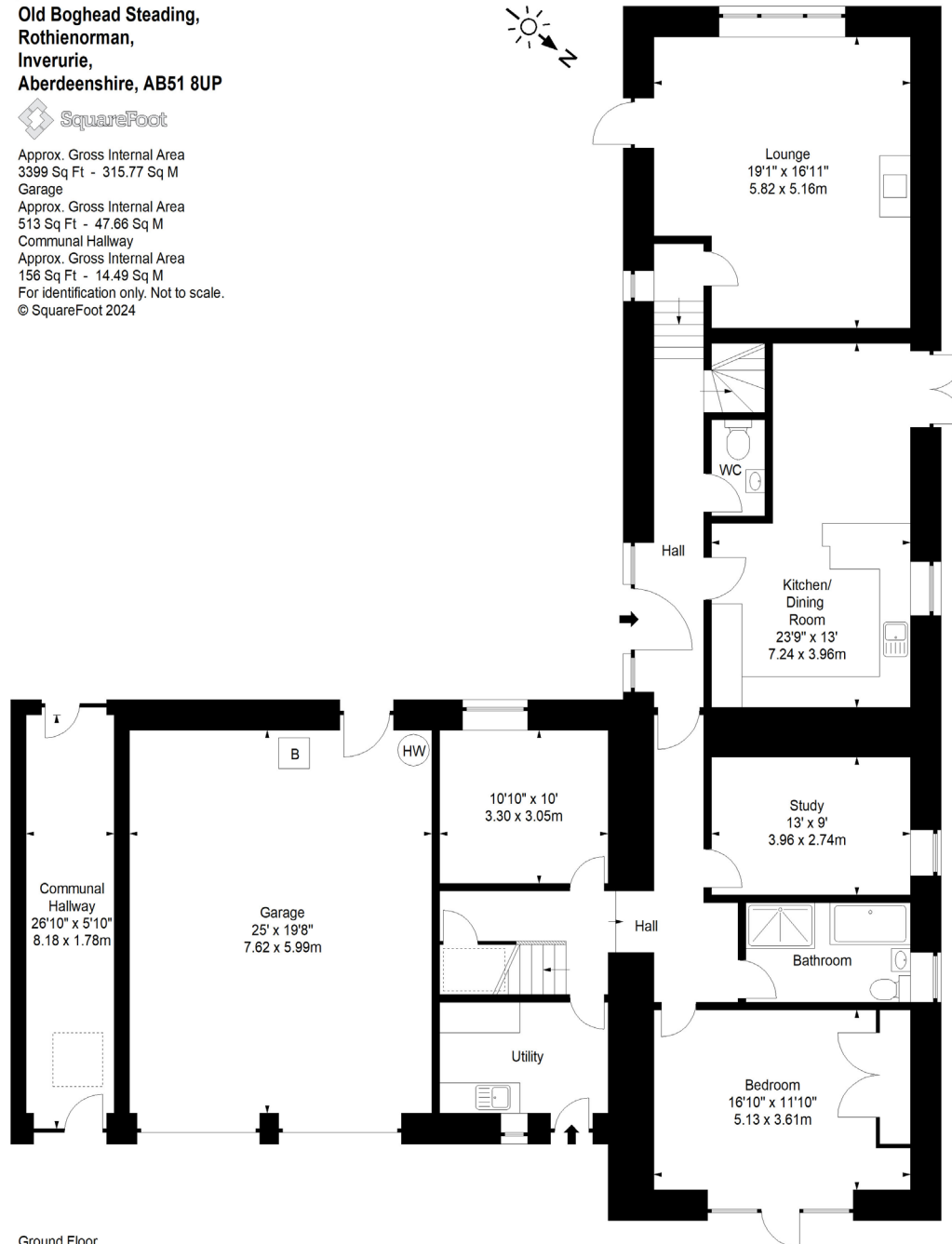




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Rothienorman,  
Inverurie,  
Aberdeenshire, AB51 8UP**



Approx. Gross Internal Area  
3399 Sq Ft - 315.77 Sq M  
Garage  
Approx. Gross Internal Area  
513 Sq Ft - 47.66 Sq M  
Communal Hallway  
Approx. Gross Internal Area  
156 Sq Ft - 14.49 Sq M  
For identification only. Not to scale.  
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Ground Floor



First Floor









**Galbraith**



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PLEASE RECYCLE