



MOSS SIDE CROFT
DYCE, ABERDEEN



MOSS SIDE CROFT, DYCE, ABERDEEN

Detached 3 bedroom family home with around 6.5 acres and excellent outbuildings & stables. All in a countryside location.

Dyce 3 miles ■ Balmedie 5 miles ■ Aberdeen 7 miles

- 2 reception rooms. 3 bedrooms
- Immaculate versatile family home
- Around 6.5 acres
- Equestrian facilities including timber stables, storage and sand arena
- 4 car garage and timber garage/ workshop
- Modern steel frame agricultural/commercial building

Galbraith

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 **OnTheMarket**



SITUATION

Dyce is a popular residential location which enjoys excellent local amenities both retail and recreational and good transport facilities which include a regular railway link to the city of Aberdeen and beyond. It is also a popular choice due to its proximity to Aberdeen International Airport and the industrial estates. Schooling can be found at Dyce Primary and Dyce Academy which has excellent sports facilities including a swimming pool and the renowned City Music School. For those who enjoy walking and cycling there is Formartine and Buchan Way cycle route to the north of the village. The area has been further enhanced by the opening of the AWPR allowing the commuter ease of access for roads both north and south. Balmedie Village is just some 5 miles from the property and there is easy access to the world-famous Trump "Menie 18-hole world class" golf course and a potential second course and the Macleod House facility. The Jewel in the crown is the wide unspoiled sandy beaches and dunes of country park of Balmedie Beach. Aberdeen is 7.5 miles distant, and has a wide range of shopping, entertainment and cultural attractions which one would expect from the oil capital of Europe. Private education is available in the city which also has 2 universities. Aberdeen International Airport offers regular domestic and European flights.

DESCRIPTION

With a gated driveway, Moss Side Croft enjoys a private and peaceful position set back from the road and only a short distance to Dyce, a suburb of Aberdeen which lies north-west of the city. Beautiful open views across the surrounding fields and countryside can be enjoyed from the garden grounds, offering an idyllic countryside setting. Modern commercial buildings do neighbour the property but do not detract from the wonderful countryside location that the property has enjoyed for decades. The property is an ideal opportunity for those with equestrian interests or equally for those looking for an active outdoor lifestyle with land and a range of outbuildings for various uses. Worthy of special interest is the large modern agricultural/ commercial building on site which has an independent electricity supply and offers the homeowner a wealth of opportunities. The traditional granite detached dwelling dates to circa 1900 and has undergone modern upgrading over the decades and now offers attractive accommodation over two levels. Entered via a beautiful sunroom with slate floor tiling, French doors open onto the sitting room and dining room which



are set on open plan both enjoying oak flooring and a view to the front garden. The striking oak staircase not only gives access to the upper level but equally provides a beautiful focal point. The lounge has feature exposed stone wall with a gas burner inset. From the sitting room/dining room you enter the expansive 'heart of the home' dining kitchen. A high-pitched ceiling has fitted beams to enhance the proportions of the room. French doors with glazed size windows allow a high ingress of natural light to flood in. Fitted with a good range of wall and base mounted units including decorative cabinets and integrated appliances. The range master cooker will remain as part of the sale. There is ample space for a dining table and chairs. To the rear of the sitting room a hallway has a large storage cupboard, a well-appointed family bathroom with a superb working sauna enclosure. The master bedroom is located here and enjoys generous proportions, a view to the front garden and an en-suite shower room. Completing the ground floor accommodation is a large utility room with base mounted units, an external door and handy WC. Upstairs there are two spacious double bedrooms, both overlooking the front with open views. Both upper bedrooms are serviced by a well-appointed bathroom.

ACCOMMODATION

Ground floor - Sun lounge, lounge/dining room, kitchen, utility room, bedroom with en suite shower room, bathroom with WC and cloakroom with WC.

First floor - 2 bedrooms and bathroom with WC.

GARDEN & GROUNDS

The house is surrounded by attractive and well-maintained garden grounds, mainly laid to lawn. There is mature trees and hedges providing privacy and shelter to the garden. The current owners have fenced in parts of the garden for added security as dog owners and Moss Side Croft has been a wonderful haven for many pets and the gardens attract a range of wildlife. There is ample parking at various sites around the property for vehicles, large or small. The boundary of Moss side Croft extends to around 6.5 acres in total. This includes fully fenced paddocks and a wonderful outdoor riding arena. Hacking routes from the property include the ability to go as far as Balmedie and the coast if desired.

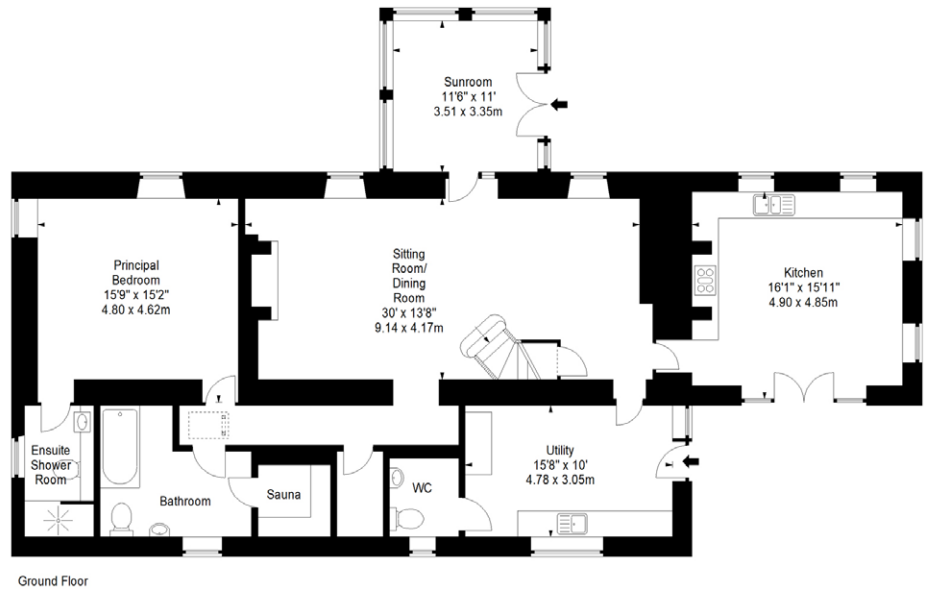
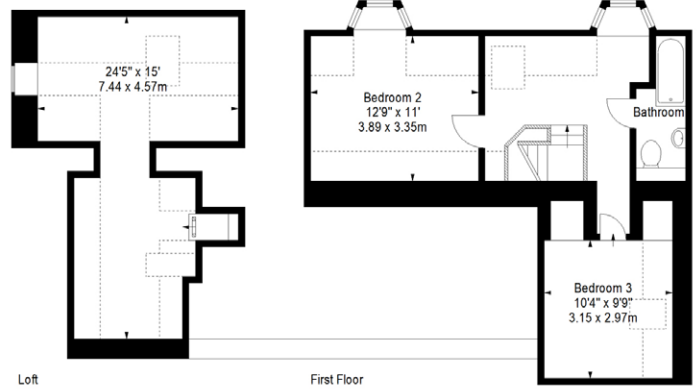
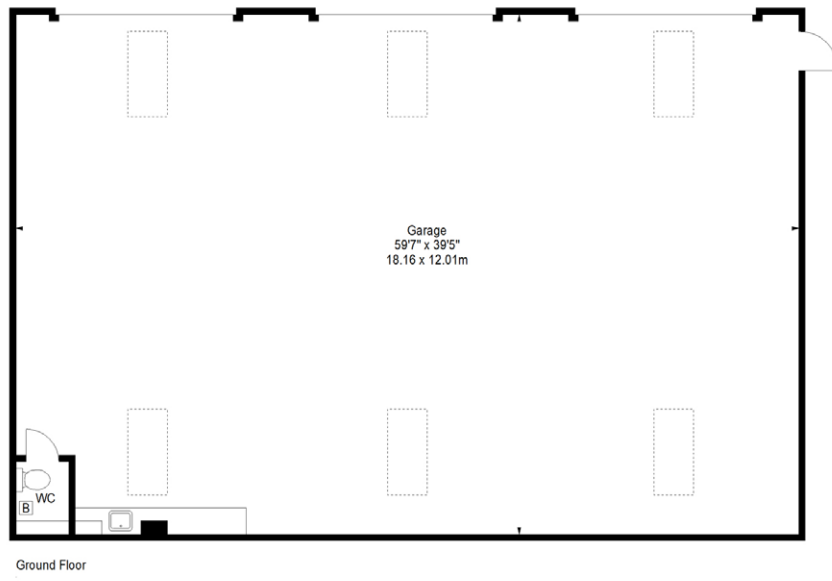
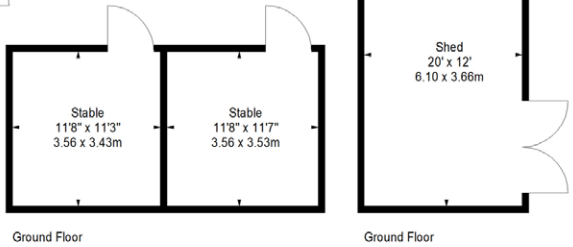
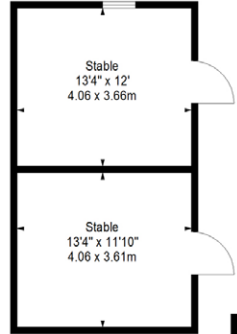
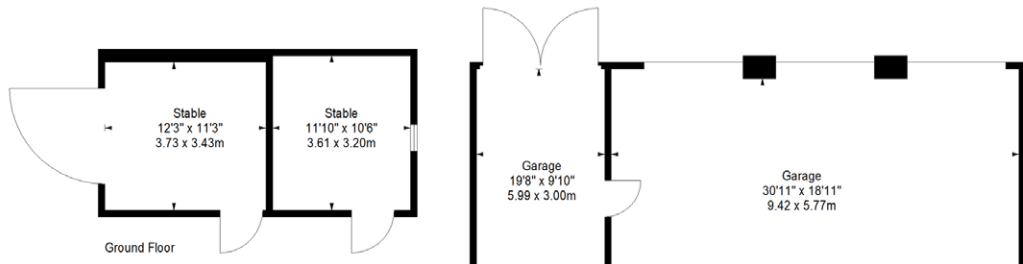




**Moss Side Croft,
Dyce,
Aberdeen, AB21 7AS**



Approx. Gross Internal Area
2149 Sq Ft - 199.36 Sq M
Loft
Approx. Gross Internal Area
270 Sq Ft - 25.08 Sq M
Out Buildings
Approx. Gross Internal Area
4242 Sq Ft - 394.08 Sq M
For identification only. Not to scale.
© SquareFoot 2024



OUTBUILDINGS

To the rear of the main farmhouse there is a brick constructed four car garage with up and over doors to three bays and double vehicle doors to the fourth section. There is also a comprehensive and extremely well-maintained range of timber stables for at least four horses with additional space for storage and tack room. A further timber garage here could also be used for various purposes. The final outbuilding is a modern agricultural/ commercial building, fully insulated with metal sheet construction and concrete flooring. The building has the capacity for large vehicles if required with full height front roller doors. There are full services to this building including an independent electricity meter. All the outbuildings offer excellent opportunities for various uses.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Mains	Mains	Private Septic tank	Freehold	Oil	Band E	E

DIRECTIONS

From Dyce head along Victoria Street on to the A947 Oldmeldrum road, turning off right at the junction for the B977. At the roundabout take the 3rd exit and stay on the B977 and continue for around a mile. Turn right and stay on the B977 and after approximately 0.5 miles the property is on the left-hand side.

POST CODE

AB21 7AS

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: flicks.pillow.skimmers

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 July 2024





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