



Galbraith

# COPPER BEECHES

MINTLAW, PETERHEAD, ABERDEENSHIRE



# COPPER BEECHES, MINTLAW, PETERHEAD, ABERDEENSHIRE, AB42 5JX

Detached 4 bedroom bungalow with private garden grounds

Mintlaw 2.2 miles ■ Methlick 12 miles ■ Aberdeen 29 miles

- 3 reception rooms. 4 bedrooms
- Charming and special opportunity
- Rural & quiet countryside location
- Home report available
- Close to local villages and amenities

**Galbraith**

Aberdeen  
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aberdeen@galbraithgroup.com

 **OnTheMarket**





**SITUATION**

Copper Beeches is located on the edge of the village of Old Deer. Situated in the heart of rural Aberdeenshire, the stunning rolling countryside is a popular location for those looking to escape the hustle and bustle of city living and enjoy the great outdoors. Only a few minutes drive is the village of Mintlaw where there are a host of local amenities including the renowned Aden Country park. Primary schooling is available at Stuartfield whilst secondary education is available at Mintlaw. A choice of Private schools in Aberdeen are easily reached by bus from the Mintlaw Exchange bus stop. There are also many excellent golf courses nearby and local salmon and trout fishing opportunities.

Copper Beeches is ideally positioned approximately 40 minutes from the start of the new AWPR near Ellon and is well placed for the industrial estates of Bridge of Don, Ellon and Dyce, and to the north, Fraserburgh, Peterhead and St Fergus. Aberdeen is approximately 30 miles, providing excellent transport links with a main line railway station and is host to an airport providing both domestic and international flights. Mintlaw Exchange bus station provides excellent links to the surrounding area as well as to Aberdeen and beyond.

**DESCRIPTION**

Copper Beeches is a charming stone single level detached dwelling hidden away on the outskirts of an idyllic Aberdeenshire location. Ideal for those looking to escape the rush of everyday life and retreat to a quieter place. The opportunities at Copper Beeches are endless and may include retaining and improving the original dwelling or equally it may be that planning is applied for an alternative property on the site. Built around 100 years ago, the property has been enjoyed over the years and is measuring 188sqm is a sizeable home with ample and versatile rooms. An entrance vestibule leads through to the utility and kitchen, which in turn leads to corridor with a WC, dining room, family room, lounge with open fireplace, and three bedrooms. A family bathroom completes the accommodation. The mains walls are of stone construction with timber framed double glazed windows. Early viewing is recommended to appreciate the potential on offer.

The property is sold as seen and no warranties will be given regarding any matter relating to the property. The home report has been made available, however there will be no further specialist reports carried out by our owners

**ACCOMMODATION**

Ground floor: hallway, lounge, sitting room, dining room, kitchen, utility room, separate WC, three bedrooms and a bathroom.

**GARDEN GROUNDS**

Garden areas are a mixture of car parking, grass and woodland. Detached from the property is a garage requiring renovation.

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

| Water | Electricity | Drainage            | Tenure   | Heating | Council Tax | EPC |
|-------|-------------|---------------------|----------|---------|-------------|-----|
| Mains | Mains       | Private Septic Tank | Freehold | Oil     | Band D      | F   |

**DIRECTIONS**

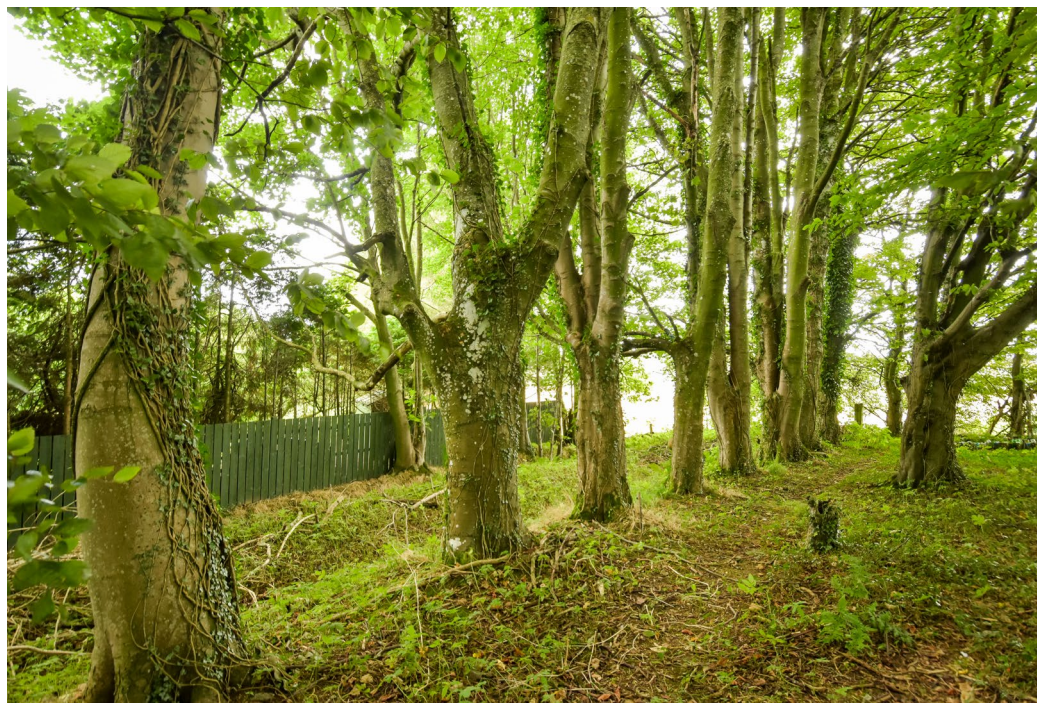
From Old Deer, head east towards B9030 after around 0.3 miles, turn left onto B9030 and around another 0.3 miles the property will be on the left hand side, as indicated by our for sale board.

**POST CODE**

AB42 5JX

**WHAT3WORDS**

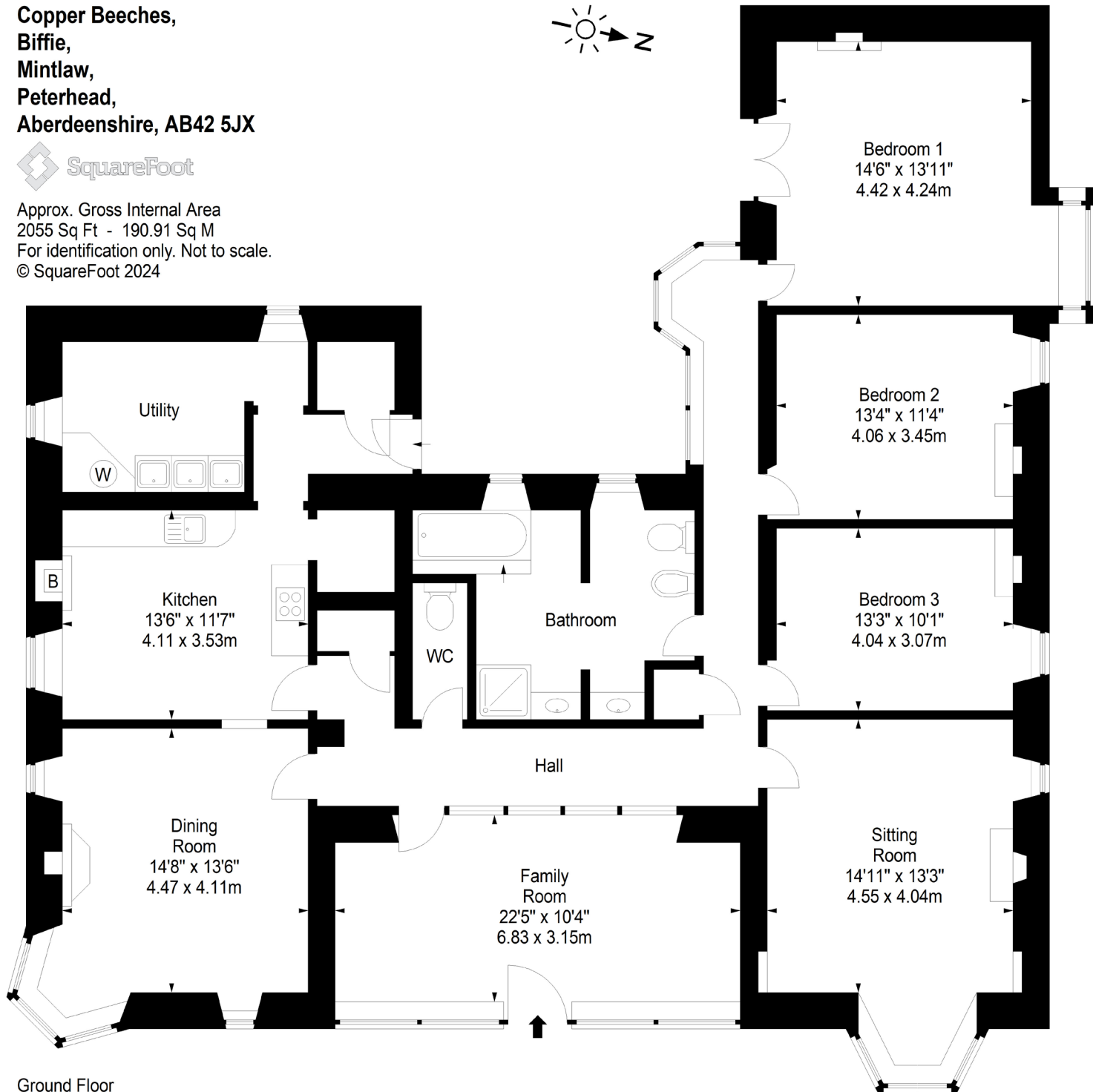
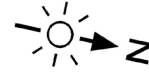
To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: snooze.deck.goodbyes



Copper Beeches,  
Biffie,  
Mintlaw,  
Peterhead,  
Aberdeenshire, AB42 5JX



Approx. Gross Internal Area  
2055 Sq Ft - 190.91 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



Ground Floor

## 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 September 2024





**Galbraith**



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