

GREENHOWE STEADING

BANCHORY DEVENICK, ABERDEEN, ABERDEENSHIRE



GREENHOWE STEADING, BANCHORY DEVENICK, ABERDEEN, ABERDEENSHIRE

Detached 5 bedroom traditional stone steading with beautiful garden grounds of around 0.54 acres.

Bridge of Dee 2.5 miles ■ City Centre 4 miles ■ Aberdeen Airport 10 miles

- 3 reception rooms. 5 bedrooms
- Versatile accommodation
- Multi-generational home
- Secluded woodland garden
- Around 0.54 of an acre
- Popular location



Galbraith

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 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

Greenhowe Steading is an incredibly spacious detached traditional stone steading conversion offering a versatile family home. Situated in around 0.54 of an acre, the garden grounds are mature with areas of lawn and views are to the surrounding woodland. This immaculate U-shaped steading has an extensive room configuration with many external exterior doors and would ideally lend itself well to those seeking a multi-generation property. The steading was converted around 1990 with an additional annex completed in 2015. Work undertaken includes the installation of two independent heating systems and two septic tanks therefore lending itself well to becoming two self-contained units with ample independent accommodation, privacy and space. The current accommodation comprises an entrance hallway, which due to the proportions afforded here, there is ample space for a table and chairs. The multi fuel burner adds a warm feel and creates a real family hub. French doors lead out to the garden. The dining hall also gives access to a large storage room and handy utility room. The dining kitchen is set on open plan to the dining hall and has been fitted with range of modern wall and base mounted units. The central island has a breakfast bar with high back chairs for informal dining. The lounge is a striking room, the exposed brick fireplace and real fire are the central focal point. There is ample space for furniture configuration and again French doors allow natural light to flood in with access also to the garden. This is an extremely flexible space, ideal as a family and dining room. The quality fitted kitchen is fitted with wall and base mounted timber units and contrasting worktops. From the dining hall, there are three versatile bedrooms, all double in size and equally well presented. All three bedrooms are serviced by a family bathroom





which has been fitted with a jacuzzi bath shower over. The master bedroom has again generous proportions, a range of fitted wardrobes and features a glazed door to the garden. The en-suite offers privacy from the main house and has a large corner shower enclosure. To the west side of the steading an exterior door could give self-contained access to the remaining accommodation. A large double bedroom has a light and bright aspect, fitted wardrobe space and is served by the adjacent shower room. A couple of shallow steps from the hallway and an open plan lounge and kitchen combine to create a sizeable second living space. Exterior door access leads to the side driveway. Completing the accommodation, the beautiful sunroom has wonderful views over the garden and is the perfect spot to sit and enjoy the changing seasons. It is worthy of note that there is underfloor heating in the main bathroom, en suite and sun lounge.

ACCOMMODATION

Hallway/Dining Room, Kitchen, Living Room, Five Bedrooms, One with Ensuite Shower Room, Box Room, Utility Room, Family Bathroom, Family Shower Room, Sun Lounge and Additional Kitchen/Living Room.

GARDEN GROUNDS

The property is surrounded by mature landscaped grounds consisting of a combination of lawn, shrubs and trees. On the edge of a larger woodland area, there is a high degree of privacy to the garden at Greenhowe and it is an ideal pet and child friendly environment. A stone chipped driveway provides ample parking for several vehicles. The timber summerhouse will remain as part of the sale.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Mains	Mains	2x Septic Tank	Freehold	Oil	Band F	D

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 crossroads. Turn left at this junction, continue for a short distance until turning right as indicated by the for-sale board, Greenhowe Steading is at the end of the track.

POST CODE

AB12 5YJ

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: before.edges.define

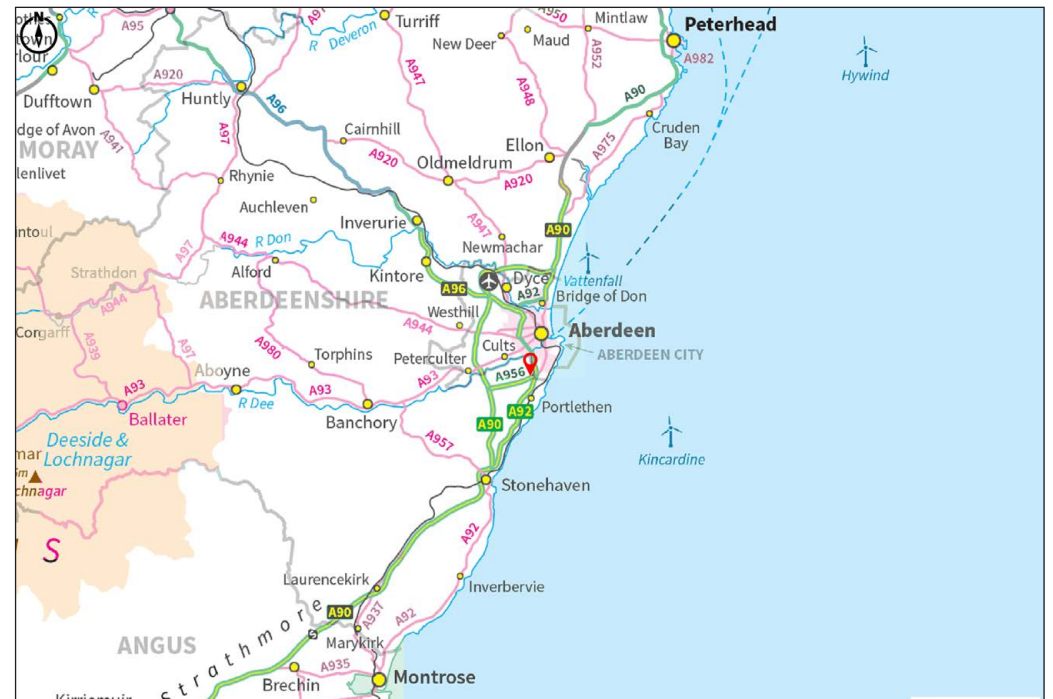
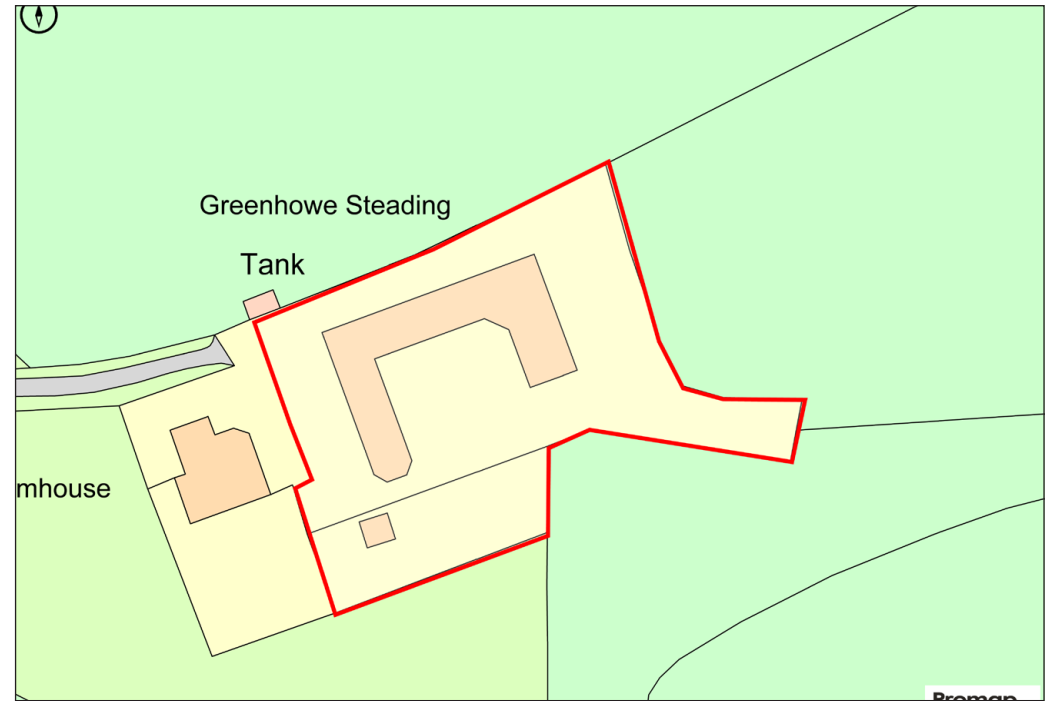
VIEWINGS

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.

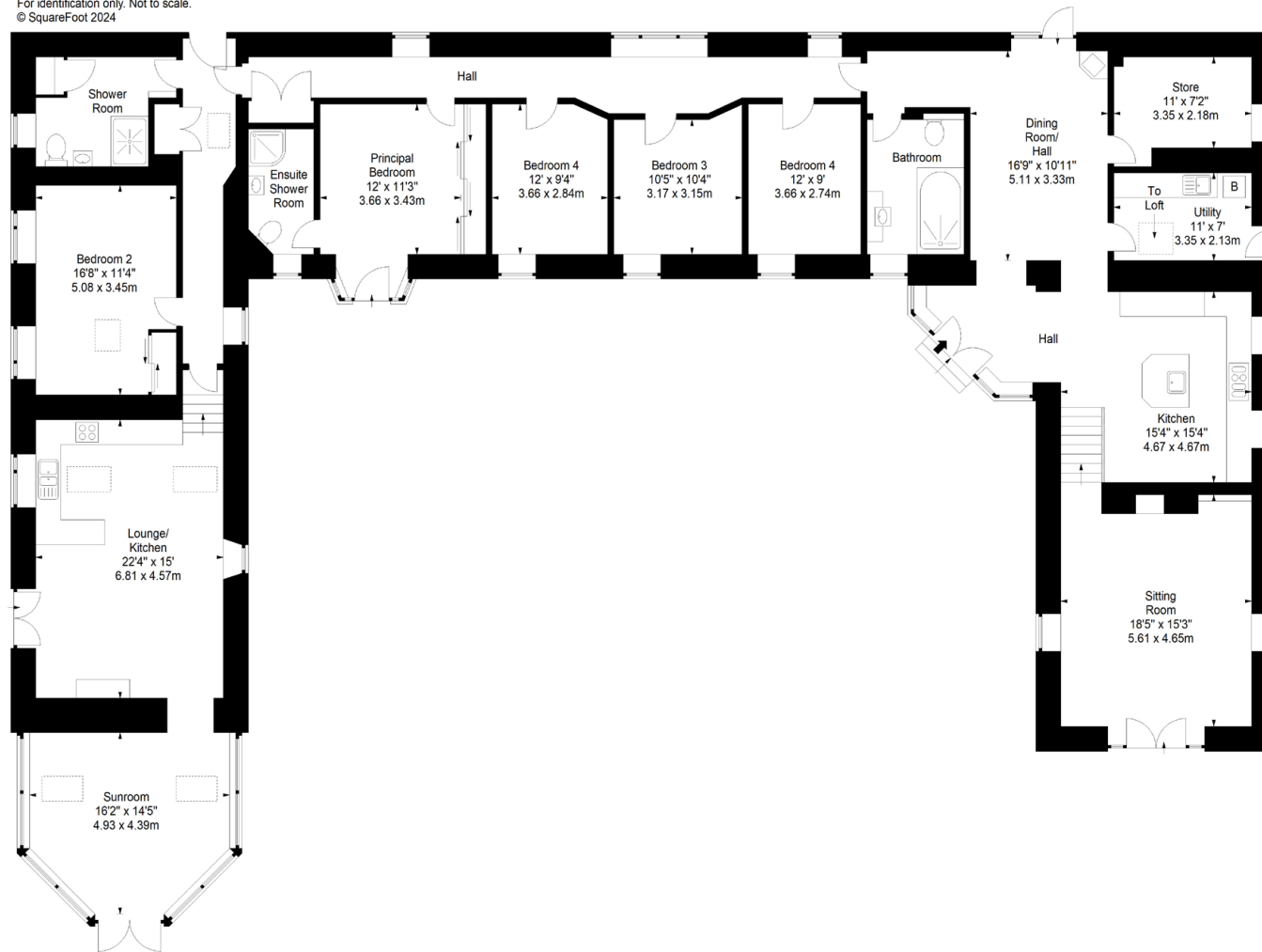
Failure to provide required identification may result in an offer not being considered.



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



Approx. Gross Internal Area
3056 Sq Ft - 283.90 Sq M
For identification only. Not to scale.
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Ground Floor

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 May 2024



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