



1 UPPER PIRRIESMILL
HUNTLY, ABERDEENSHIRE



1 UPPER PIRRIESMILL, HUNTLY, ABERDEENSHIRE

Exceptional end terraced 4 bedroom home forming part of a recently converted steading. South West facing garden, detached double garage and a stunning countryside location.

Inverurie 22 miles ■ Elgin 28 miles ■ Aberdeen 37 miles

- 1 reception room, 4 bedrooms
- Generous room dimensions
- Contemporary dining kitchen
- Ample natural light to all rooms
- Stunning rural outlook
- Ample parking and double garage

Galbraith

Aberdeen
01224 860710
aberdeen@galbraithgroup.com

 OnTheMarket





SITUATION

Upper Pirriesmill enjoys a lovely rural setting yet is located just on the edge of the town of Huntly and less than a mile walk from The Square. Huntly is a popular town located off the A96 Aberdeen to Inverness Road and has a wealth of local amenities including independent shops, supermarkets, restaurants, hotels, swimming pool and the Nordic ski centre giving the town a great sense of community spirit. Schooling is available at Gordon Primary School whilst secondary education is catered for at Gordons School. A train station within Huntly provides excellent links on the Inverness to Aberdeen line, ideal for the daily commuter. Aberdeen is some 37 miles, and provides all the leisure, recreational and entertainment facilities expected from the city. It also provides good transport links with a mainline railway station and an airport providing both domestic and international flights.

DESCRIPTION

1 Upper Pirriesmill is located within a small enclave of privately developed homes and itself is part of a large steading conversion that saw the creation of three family homes. The beautiful countryside provides a stunning outlook and rural setting, yet only a short distance from the town centre. At a commanding 208sqm the generous room configurations span over two levels and accommodation provides both contemporary yet practical living and entertaining space.





The design concept has also carefully taken into consideration the panoramic open countryside views and the property is awash with natural light throughout. With a commanding front vista and surrounding countryside views its presence and elegance make this a special home. Upper Pirriesmill is an attractive property inside and out and the sense of privacy and tranquillity are abundant. Converted and extended in 2018, this charming property would suit any family.

With a contemporary sleek, modern dining kitchen and bathrooms, exquisite décor and underfloor heating on the ground floor, this property offers a wealth of comfort. Upon entering the quality and finish and high level of detail are immediately noticeable. The front porch leads to a spacious hallway with a stylish timber balustrade staircase, handy WC, neutral décor, and cream carpeting. The glazed panel door guides you to a warm and inviting dining kitchen. The real heart of the home has ample space for a range of free-standing furniture and features a comprehensive range of wall and base mounted grey shaker style units with integrated appliances. The expansive peninsular island has high seating for sociable cooking and informal dining. The induction hob and oven with grill are inset to the units. To the rear of the kitchen, the utility room has further built in storage and a sink with an exterior door leading to the back garden. An open entrance leads from the kitchen to a warm and inviting lounge with a large picture window to the front and French patio doors opening to the rear garden. The lounge features light and airy décor with neutral carpeting.



The ground floor accommodation is completed by the principal bedroom suite, an attractive room with a deep walk-in dressing room and an equally impressive en-suite and views over the front garden and beyond. On the upper floor, bedroom two is an extremely sizeable double bedroom with a bank of fitted wardrobes with sliding mirror doors. The skylight combined with front facing windows provides a high ingress of natural light. A third double bedroom again features a high level of built in wardrobe space and feature windows have been cleverly placed to maximise the views of the fields beyond. Bedroom four is equally as sizeable as the others and again has been fitted with a comprehensive range of wardrobe storage space with sliding mirror doors. Views to the countryside beyond have also been maximised. An expansive family bathroom with a bath and separate walk-in shower enclosure completes this beautiful home.

ACCOMMODATION

Ground floor - Entrance vestibule, hallway, living room, dining room/kitchen, utility room, bedroom with en suite shower room and cloakroom with WC.

First floor - 3 Bedrooms and bathroom with WC.

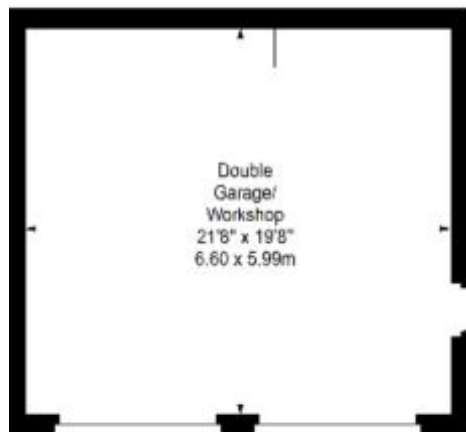
Upper Pirriesmill,
Huntly,
Aberdeenshire, AB54 4AD



Approx. Gross Internal Area
2262 Sq Ft - 210.14 Sq M
Double Garage/ Workshop
Approx. Gross Internal Area
431 Sq Ft - 40.04 Sq M
For identification only. Not to scale.
© SquareFoot 2025



First Floor



Ground Floor



Ground Floor



GARDEN

The property enjoys expansive gardens with areas of lawn laid to the front and rear. Timber fencing surrounds the border, and the large stone chipped driveway offers parking for several vehicles. The large double garage has two electric car doors and a pedestrian door to the side. The attic here is floored for additional storage. There is water and power to the garage.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

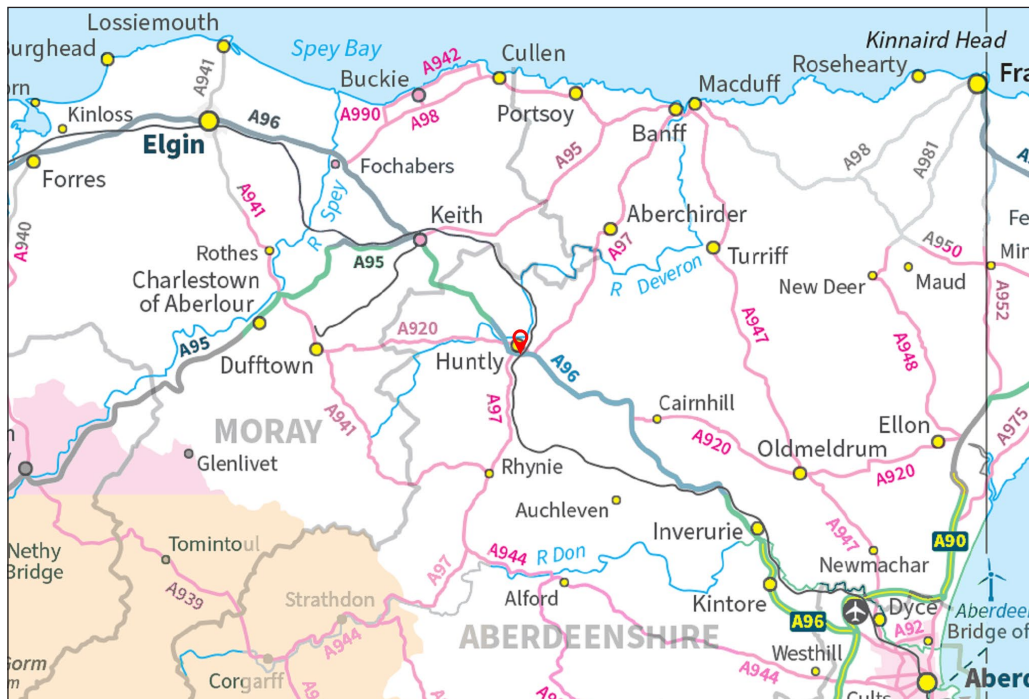
WATER	ELECTRICITY	DRAINAGE	TENURE	HEATING	COUNCIL TAX	EPC
Mains	Mains	Septic Tank	Freehold	Oil Fired	Band E	C

DIRECTIONS

From Aberdeen, travel North on the A96 approaching Huntly. Just after the Gulf Filling Station take the next left turn signposted for Bahill. Continue up the road for a short distance and veering to the left you will find the development on the right-hand side. From Huntly, leave the town centre by the A96 towards Aberdeen. A very short distance after the bridge take the next right turn signposted for Bahill. Continue up the road for a short distance and veering to the left you will find the development on the right-hand side.

POST CODE

AB54 4QY



WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: built.tests.hill

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 February 2025



Galbraith


RESPONSIBLY PRINTED
PLEASE RECYCLE