



Galbraith

**BENVIEW**

OFF CULTER HOUSE ROAD, PETERCULTER, ABERDEEN



## BENVIEW, OFF CULTER HOUSE ROAD, PETERCULTER, ABERDEEN, AB14 0NT

Charming detached 3 bedroom cottage with substantial garden grounds, paddock and countryside views.

Peterculter 1.6 miles ■ Cults 4.6 miles ■ Aberdeen 10 miles

- 1 reception room. 3 bedrooms
- Private location with stunning views
- Traditional cottage with versatile accommodation
- Mature garden grounds and paddock
- Desirable location close to the city



**Galbraith**

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 OnTheMarket



### SITUATION

Peterculter is the most westerly suburb of Aberdeen, just at the gateway to Royal Deeside, and provides a good range of amenities, including independent shops, coffee shops, small supermarkets and a Marks & Spencer/BP filling station. There is a sports centre and gym and the very popular Peterculter 18 hole golf course. A favourite amongst families is the Kippie Lodge Sports & Country Club and the tree lined old Deeside Railway line only a short walk away proving popular with walkers, cyclists and joggers alike. This walk takes you east to the city's Duthie Park and west to Royal Deeside. Peterculter is also well known for its schools, with primary catered for at the local Culter Primary School and secondary education at Cults Academy, in the neighbouring village. The International School of Aberdeen is located nearby at Pitfodells, only a 15-minute drive away. There is private schooling including Robert Gordon's School, St Margaret's, and Albyn School in the city centre.

The property is conveniently situated for the Aberdeen Western Peripheral Route, which has greatly improved travel both north and south of the city, with easier access to the airport and industrial hubs at Dyce, Bridge of Don and Westhill. The international airport offers regular flights to London and other UK and European cities. There are regular train services from Aberdeen.

### DESCRIPTION

Benview is a charming detached traditional stone-built cottage in the desirable Peterculter area of Aberdeenshire. The property has lovely open views across the surrounding countryside and provides the perfect balance of countryside living, yet close to the city and all its amenities. The property has been extended over the years and offers spacious and versatile family accommodation over two levels. Whilst previous years have seen some modernisation internally, there would be a degree of upgrading required, Benview is certainly an attractive project to put your own stamp

on. Hot water and central heating is from the gas fired Worcester Greenstar Heatslave 18/25 boiler located in the rear extension, The windows throughout are of replacement uPVC double glazed type with feature sash and case style windows to the front elevation of the main accommodation. Daylight over the stairwell is by a double-glazed Velux roof light. The external doors are of a white uPVC double glazed type. Soffits and fascias are mainly of PVC and part painted timber. Internal doors are a mixture of painted timber panel, painted timber lined doors and modern pressed panel doors, part glazed to the kitchen. Skirtings and door facings have been painted with wood finishes in the living room area.

Entering from the front porch, you will find a hallway with stairs to the upper level. Moving through to the left there is a sitting room with wood burning stove, the sitting room has a bright and airy aspect and leads onto the rear extension where the dining kitchen is located. A glazed exterior side door maximises view and light to and from the garden. The kitchen itself has a good range of modern wall and base mounted kitchen units with co-ordinating worksurface and integrated appliances. A central peninsular unit acts as sociable divide between dining and kitchen. The dining area is especially warm and welcoming, the glazed windows overlook the garden grounds and built in window seating offers an ideal place from where the views can be enjoyed. To the rear of the kitchen a small pantry is located with a second external door available. Moving back to the entrance hallway a versatile room is located, originally a public room, this space offers the opportunity to be used as a third bedroom if required. The recessed fireplace has a wood burning stove as a main focal point and dual access windows offer a good ingress of natural light. The family bathroom completes the ground floor accommodation. On the upper level there are two double bedrooms, one of which has a small study off. Both rooms enjoy super views to the fields and countryside beyond.



## ACCOMMODATION

GROUND FLOOR - Entrance Porch, Hallway, Living Room with Dining Kitchen extension off, Bedroom and Bathroom with WC.

FIRST FLOOR - Bedroom 1 with Study off and Bedroom 2.

## GARDEN AND GROUNDS

Benview enjoys beautiful mature and natural garden grounds. Encompassing the house there is an off the road driveway to the side. Boundaries are defined by drystone dykes and stone sett walls and there are areas of established planting and a mixture of large tree's surrounding. There is a small paddock adjacent to the south west of the main site which is included in the sale, part enclosed by stone walls and timber post and wire fencing, open at the roadside. There is a range of outbuildings including a greenhouse. Paths meander around the garden grounds with sheltered seating areas to be found. The garden grounds offer a wonderful outdoor lifestyle and the views can be enjoyed from most areas.

A sizeable paddock is also included in the sale and has great equestrian potential. Previous owners have had horses on the ground with stables and tack room. Whilst the outbuildings are no longer in place, it is thought they could easily be replaced if required.

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

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Mains	Mains	Septic tank	Freehold	Oil	Band D	F

## DIRECTIONS

From Cults head along North Deeside road until you reach the junction for the AWPR. Turn right, and then left along Culter House Road veering left and continuing on until taking a further left and the property will be in the left hand side.

## POST CODE

AB14 0NT

## WHAT3WORDS

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

willpower.subway.design

## FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

## VIEWINGS

Strictly by appointment with the Selling Agents.



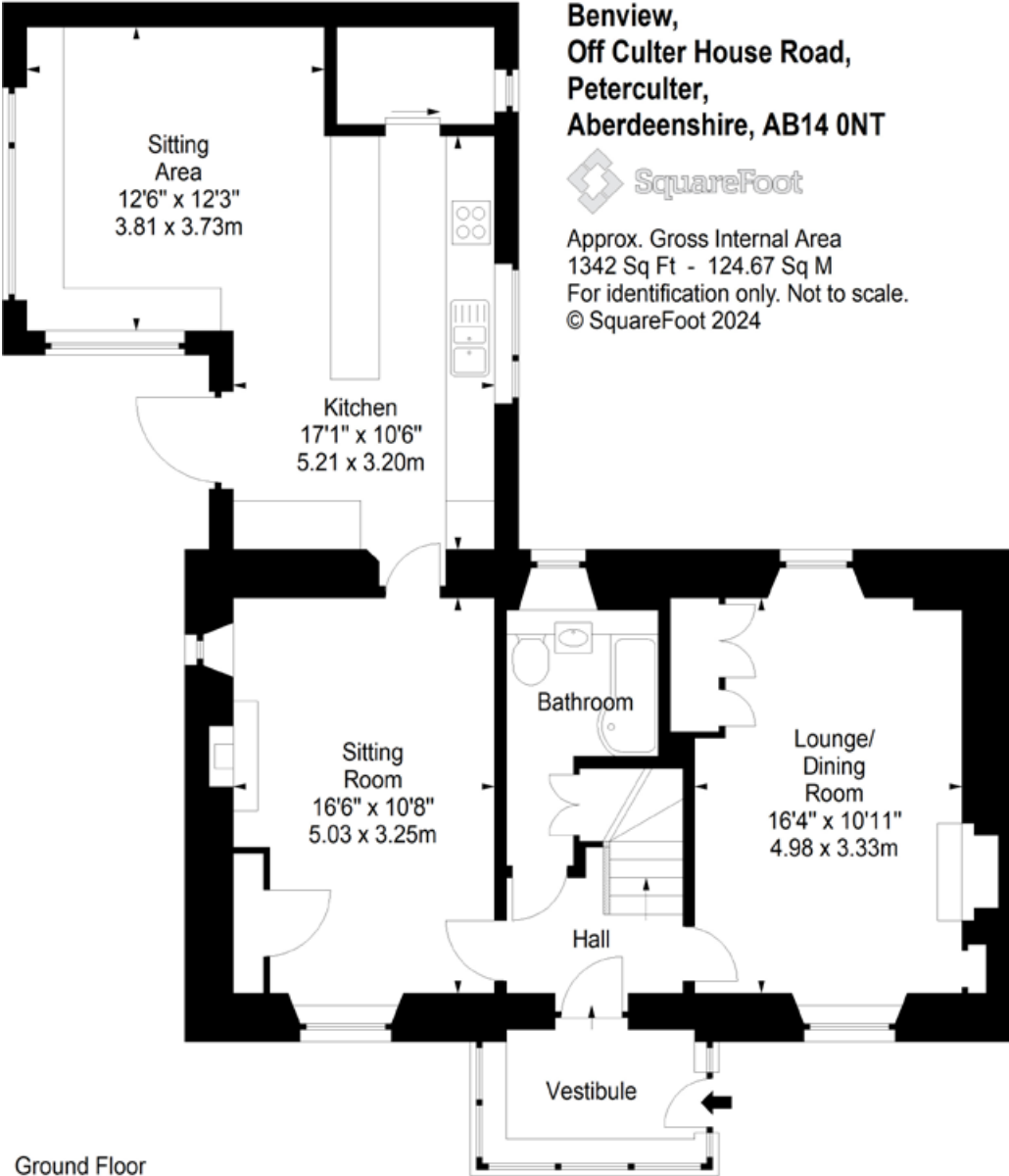




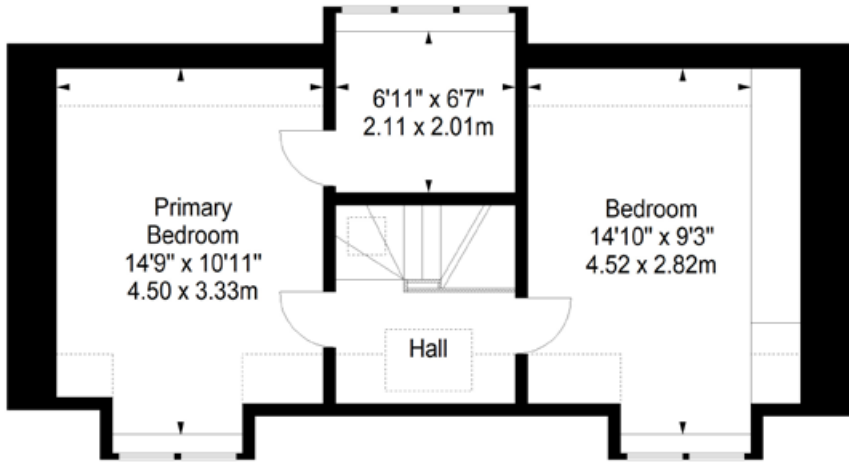
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Peterculter,  
Aberdeenshire, AB14 0NT**



Approx. Gross Internal Area  
1342 Sq Ft - 124.67 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



Ground Floor



First Floor



## 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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