



# A most appealing three bedroom farmhouse

**Braeburn, Finzean, Banchory, Aberdeenshire, AB31 6NX**

Freehold





### **Braeburn**

Ground floor: Entrance hall • boot room • dining room/ sitting room • dining kitchen • sun room • principal bedroom with dressing room and en suite bathroom

First floor: bedroom two • bedroom three • bathroom

### **The Bothy**

Ground floor: kitchen • sitting/dining room • utility area • shower room

First floor: bedroom

EPC Band C

A most appealing three bedroom farmhouse and one bedroom converted bothy set amidst elevated garden grounds of about 1.75 acres, allowing for far reaching views over open countryside including the renowned Clachnaben.

### **Summary**

The perfect solution for those searching for country tranquillity within commuting distance of amenities, Braeburn is a charming granite home built around 1908. The living accommodation is most comfortable with the advantage of far reaching countryside views. Situated within elevated and attractive grounds of about 1.75 acres, Braeburn also includes a range of outbuildings and a striking one bedroom renovated bothy ideal for holiday or annexe accommodation.

### **Accommodation**

A partially glazed door leads into the welcoming entrance hall. Of neutral decoration, a panelled door leads into the secure store/boot room.

The bright dining room lies partially on open plan to the sitting room. With good space available for formal dining and entertainment, the dining room is of neutral décor and fitted with oak flooring which continues into the sitting room area. A Velux skylight and deep silled window ensure plenty of natural light. The inviting sitting room provides lovely views, while the central fireplace with wood burning stove creates a cosy ambience during colder weather.

The generously proportioned dining kitchen is fitted with oak flooring and features an attractive range of base and wall units to complement the solid wood work surfaces with trim which also incorporate a ceramic 1.5 sink with drainer. Within a colourfully tiled recess lies the cream Rayburn, along with a solid wood work surface and separate two ring induction hob. An abundance of natural light flows into the kitchen, with views across the garden to the hills beyond. A glazed door allows for access to a paved outdoor terrace.









Within the inner hall a partially glazed door leads into the sun room. Featuring pine panelled walls and deep window sills, the sun room allows for fantastic panoramic views, while the tiled floor with underfloor heating ensures use all year round.

The generously proportioned principal bedroom is of neutral décor and enjoys peaceful views over the property frontage. The principal bedroom also has the advantage of a walk in dressing room with excellent shelf and hanging space which also allows access to the elegant en suite bathroom. Including a white three piece suite and a curved shower enclosure, there is also underfloor heating.

The carpeted staircase from the inner hall leads to the first floor landing, which features a fitted bookcase and access to the loft via a ceiling hatch. Double bedrooms two and three are both well proportioned rooms of neutral décor, while deep silled windows provide superb views over the fields to the hills beyond. Both bedrooms are well served by the family bathroom, which includes a white three piece suite with electric shower appliance over the bath.

#### Outside

Braeburn is situated amidst attractive garden grounds of about 1.75 acres; a true country idyll attracting a variety of wildlife. Extensive areas are laid to lawn, with a variety of mature trees, shrubs and

seasonal bulbs. An extensive driveway allows for plentiful parking and access to the garage, while a small picturesque burn flows gently through the grounds. From its elevated position, Braeburn is ideally situated for panoramic views across the countryside, taking in Clachnaben and Peter Hill.

#### The Bothy

The attractive stone and slate converted bothy provides excellent holiday or annexe living accommodation. On the ground floor the well equipped kitchen is open to the spacious sitting/dining room, with high vaulted ceiling, extensive book shelving and a central granite fireplace with wood burning stove. There is ample space for freestanding furniture and double glazed doors lead out into the garden. Completing the ground floor is the utility area with shower room off, while a striking wrought iron spiral staircase leads up to the double bedroom.

#### Outbuildings

To the side of Braeburn is a large stone and slate former steading building. Perhaps suitable for conversion after obtaining the necessary consents, a corrugated iron shed is attached to the steading. A garage of corrugated iron construction is attached to the side of the bothy with internal access within, while another external store of corrugated iron is ideal for storing outdoor equipment.









### Situation

Braeburn is situated within the small yet thriving rural community of Finzean. Set amidst rolling fields, woods and hills, at the heart of Finzean lies the splendid community hall which hosts many local events and activities. Within Finzean there is also the village primary school, parish church and Finzean farm shop and tea room. There are several walks along community restored pathways perfect for country strolls, while the Toms Cairn walk starts directly across from the end of Braeburn's driveway. Many other outdoor leisure activities are available locally, including hill walking, horse riding, fishing, gliding and golf. The picturesque River Dee is within easy reach, as is the nearby Cairngorm National Park offering further opportunities for outdoor pursuits.

Banchory, considered to be the gateway to Royal Deeside, is a popular town located along the River Dee and overlooked by the renowned Scolty Hill. Within Banchory there is a good range of amenities, including specialist shopping, two large supermarkets, banking, restaurants, a garden centre, hotels, sports centre, swimming pool, library, health centre and several dentists. There are pre-school facilities available in addition to two primary schools and Banchory Academy which caters for secondary education. Banchory Sports Village includes a six lane swimming pool. Banchory is also well

located for access to the ski resorts at Glenshee and the Lecht during the winter months.

An attractive small Victorian town, Aboyne has a supermarket, academy and primary school and an excellent community centre providing a theatre/cinema, full size swimming pool, badminton courts, library and gym. The town also has a health centre and cottage hospital. The popular Village Green provides the setting for the historic Aboyne Highland Games every August, while the Deeside Way, a popular walking and cycling route, is also accessible from Aboyne.

### Distances

Aboyne 7.8 miles

Banchory 8.9 miles

Aberdeen 26.3 miles

### Directions

**\*Do Not Follow Sat Nav\*** From Aberdeen, at Bridge of Dee follow the B9077 towards Banchory. At the junction with the A957, continue onto the B9077. On crossing the bridge at The Falls of Feugh, turn left onto the B974. Proceed straight through Strachan, following the B976. On reaching Finzean, pass the community hall on the right hand side. On reaching Farquharson Park, keep right as the road forks. Continue up the hill and Braeburn is located further ahead on the left hand side.



The Bothy



The Bothy





## General Remarks

### Viewings

Strictly by appointment with Savills – 01224 971 110

### Solicitor

Mackinnons Solicitors, 379 North Deeside Road, Cults, AB15 9SX

### Local Authority & tax band

Aberdeenshire Council Tax Band G

### Services

Mains water and electricity, private drainage. Oil heating to Braeburn and LPG to The Bothy.

### Miscellaneous

Photovoltaic panels installed on the Bothy. These feed into the electricity grid and provide a small yearly income. Solar thermal panels are also installed on Braeburn, these provide cost savings in heating the water. Braeburn includes double glazed window units.

### Fixtures & Fittings

Standard fixtures and fittings are included in the sale, along with all curtains and light fittings. Non-integrated white appliances may be available by separate negotiation. The washing machine in The Bothy is to be included.

### Servitude rights, burdens and wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or

private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

### Possession

Vacant possession and entry will be given on completion.

### Offers

Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents. It is intended to set a closing date but the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

### Deposit

A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.

Photographs: JULY 2020  
Brochure Code: 200716 LT

**Braeburn, Finzean, Banchory, Aberdeenshire, AB31 6NX**  
**Gross internal area (approx)** 172.14 sq.m (1853 sq.ft)  
**Outbuildings** 94.29 sq.m (1015 sq.ft)  
**Bothy** 95.50 sq.m (1028 sq.ft) (including attached garage)

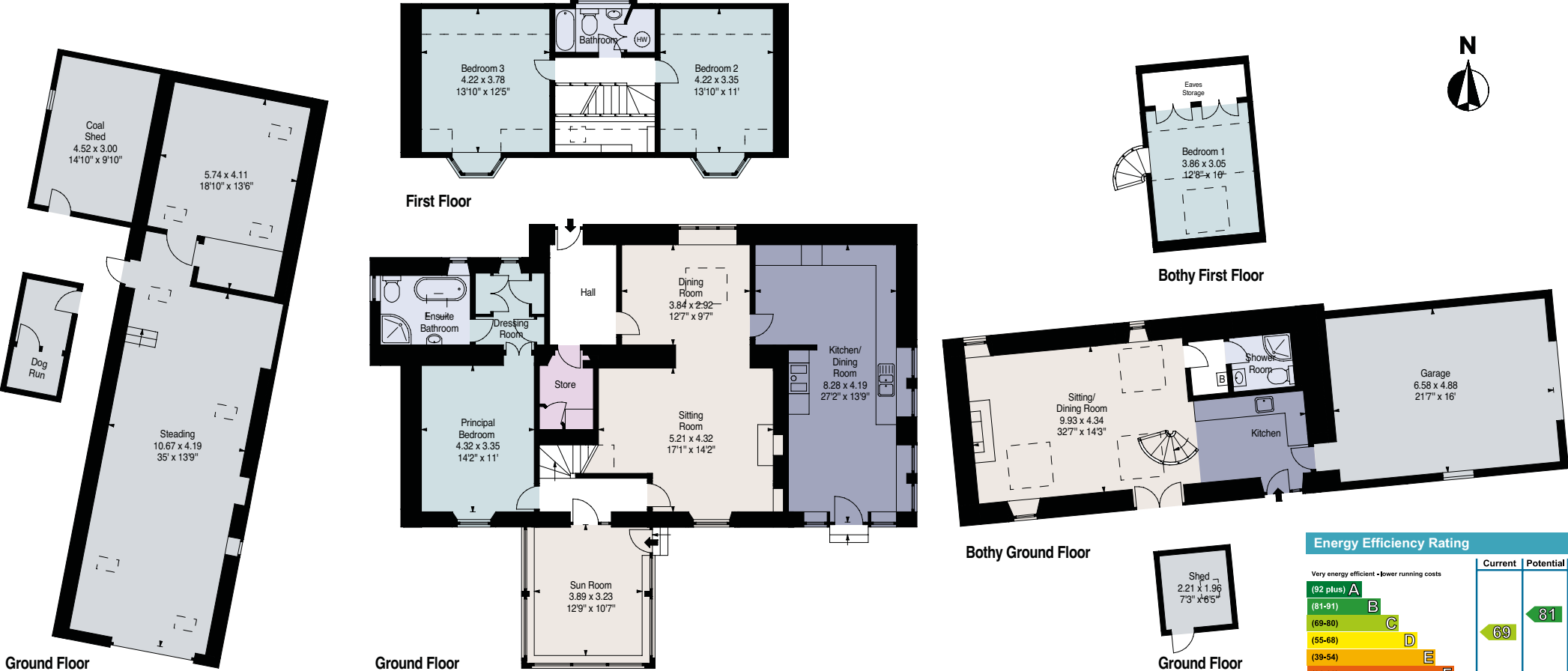


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