



Superb views over the Dee Valley

Craigton House, Craigton Road, Cults, Aberdeen, AB15 9QD

Freehold

savills

Unique, fully renovated traditional granite property dating back to 1830, on south facing aspect with superb views over the Dee Valley. Perfect example of traditional meets contemporary with a feeling of space and countryside, close to the city and amenities

Beautiful private home ideal for modern comfortable living, with traditional 19th century period features • Fully restored and renovated in 2018 • Sweeping driveway with parking for multiple cars

Ground Floor: Entrance vestibule • Reception hall • 3 large reception rooms ideal for entertaining • Modern contemporary extension with open plan kitchen/dining/family room • Boot room/utility room • Side vestibule and reception • Cloakroom

First Floor: Principal bedroom suite with dressing room and en suite shower room • Four further spacious double bedrooms • Home office • Family bathroom with separate bath and shower

Fully enclosed south facing gardens extending to about 1.4 acres • Double garage • EPC = E

Summary

A substantial period granite dwelling house, set in a traditional Scottish woodland garden with commanding views over the Dee Valley and beyond, within 4 miles of Aberdeen city centre. It was shortlisted for best residential property in the 2019 Aberdeen Society of Architects Awards, after an extensive refurbishment and extension in 2018. The end-result is an impressive, modern, flexible space that blends contemporary living with period elegance.

Accommodation

The entrance to the property has imposing wrought iron gates and a sweeping driveway, opening up to a unique period

granite house. The modern contemporary living is at the side and rear of the property, clad with Siberian Larch and zinc roofing. There is parking for multiple vehicles.

On entering the house, you are greeted by an impressive reception hall and vestibule. The refurbishment of the original house has retained all original features and a feeling of refinement for functional modern living: carved fireplaces, high ceilings, wood panelling, cornices, ceiling roses and window shutters. Throughout there are new bespoke Alu-clad double glazed windows, new plumbing and electrical wiring, modern Italian bathrooms with Duravit sanitary fittings, and new traditional style column





radiators. A sense of continuity between the old and new is achieved using engineered French Oak hardwood flooring throughout the ground floor.

From the hallway there are two bright and spacious double aspect reception rooms with south facing bay windows and shutters, that are both stunning and elegant and can together connect for large scale entertaining. Each reception room has a restored fireplace, with lined chimneys and new Dik Geurts wood burning stoves. Informal living space is provided by a third period reception room accessed from the hallway, with a wonderful landscaped garden aspect, and a restored traditional fireplace and Stovax wood burning stove. The hallway leads up to the contemporary part of the house, an outstanding and striking luxury kitchen/dining/family room. The German Nobilia kitchen is fitted with a fine range of sleek contemporary cabinets, a long Silestone centre island and breakfast bar, with deep storage pan drawers. All are complemented by a granite Blanco double sink and Quooker tap. NEFF appliances include induction hob, fan oven and fan oven/microwave, warming drawer and integrated dishwasher. There is an American style side-by-side fridge freezer with plumbed-in water and ice dispenser. This stunning open plan area is perfect for everyday casual relaxation. The kitchen flows into a large dining space, where one aspect has retained the original exposed stonework. Bringing the outdoors in has

been achieved using floor-to-ceiling corner sliding windows providing direct garden patio access and incredible views of the Dee Valley. There is a side vestibule reception with integrated cloak cupboard and a separate cloakroom with wall-hung Duravit toilet and wash basin. With rear patio access is the boot room/utility room, which is fitted with wall and floor cabinets, plumbed for a washing machine and tumble dryer, along with a Blanco porcelain sink and shower style tap. It also has a clothes pulley and two cupboards housing the electric controls and boiler respectively.

A substantial staircase with wooden balustrades leads to a split landing, where high ceilings and a skylight create a bright space. With stunning views across Cults and the surrounding countryside is the spacious principal bedroom suite, with restored period cornices, a large bay window with shutters, and fitted floor-to-ceiling bespoke wardrobes with mixed hanging, shelved cupboards and a dressing table. There is also a walk-in dressing room with mixed open hanging and shelved storage. The modern, fully tiled en suite shower room comprises a bespoke Italian wall-hung washbasin and vanity unit, WC and large shower enclosure. Across the hallway is another well-appointed double bedroom with a front facing bay window and original shutters, enjoying excellent views and floor-to-ceiling fitted wardrobes. These rooms are separated by a dedicated home office in the



turret, with arched windows and access to the flagpole on the roof. The third double bedroom is a bright and airy space, with storage, on a side aspect and views overlooking the mature grounds. On the other side of the split landing is the fourth bedroom, another generously proportioned light and airy double bedroom that is tastefully presented, with views of the landscaped garden, and floor-to-ceiling fitted storage. Adjacent to this is the fifth double bedroom, another tastefully presented room with window to the side overlooking the gardens. There is a bright, large modern family Italian bathroom that is stylish and luxurious with ample storage, featuring a deep double end bath, a separate shower enclosure, WC and double vanity unit.

Outside

Garage

There is a large double garage that is in keeping with the period property, with pitched and slated roof, an up-and-over electrically operated door, electric sockets, and an outside water tap.

The property enjoys the privacy and splendour of substantial, mature grounds that has been extensively landscaped. It is fully enclosed by traditional high granite walls on three aspects, and a mature beech hedgerow. There are over one hundred mature trees across terraced grounds. The elevated part of the garden is lawned and accessed via a sweeping granite staircase. There is a mature Cherry tree in

the middle of the lawn and children's play system. It is surrounded by well-maintained flower beds, shrub borders, and mature trees that include Beech, Oak, Holly, Spruce and Lime. In spring the lawns are a mass of crocuses, bluebells, daffodils and snowdrops. The property is approached by a stunning elegant curved drive with rhododendron bushes, and tree-lined with mature Sycamore and Oak trees. Immediately in front of the house is a paved terrace that takes full advantage of the views. In the lower terrace there is a private lawn that provides a wonderfully sheltered sun trap, fully enclosed with a summer house nestled in the corner. There is a gate providing access to a pathway and a short walk down the hill to the centre of Cults.

Situation

Craigton House is situated in Cults, one of Aberdeen's most exclusive and prestigious suburbs. Immediately behind the property is a notable equestrian centre with extensive grounds and stables. The property is a short walk to Hazlehead Park, that offers extensive wood lands and a host of amenities available to both the sporting enthusiast and family. There are two 18-hole golf courses, walking trails perfect for the dog, horse riding trails, access to all levels of mountain biking, a playground for children, and a café.

Cults maintains a village-type status and enjoys the best of both country and urban living, with the community feel



of a rural parish, yet enviable proximity to the west of the city. From the house it is a short walk down the hill to the river Dee, and access to the Old Deeside iron horse trail that provides walking, running and cycle paths into Royal Deeside. There is excellent commuting to Aberdeen city centre and commercial hubs throughout the city, while the Aberdeen Western Peripheral Route provides an easy commute north and south of Aberdeen. Cults is served by a variety of small shops, a library, churches, modest sized hotels and eateries. It has a tennis and bowling club. There are excellent schools, with the property being in the catchment area for Cults Primary and Cults Academy. There is easy access to private education. The property is situated a short drive from the Countesswells sports ground associated with Robert Gordon's College, which offers all levels of education from nursery to senior school. The International School at Pitfodels is a short walk from the property. On the doorstep, are the leisure amenities of Norwood House Hotel and the Marcliffe Hotel and Spa. Swimming pool and gym facilities are available at RGU Sport and David Lloyd on Garthdee Road. Major shopping facilities are a short drive from the house, and available at the Bridge of Dee retail park.

*Aberdeen 4 miles, Aberdeen International Airport 10 miles, ABZ Business Park 7.5 miles, Kingswells Prime Four Development 4.8 miles, Altens Business Park 5.6 mile.

Please note that all distances are approximate.

General Remarks

The property is in a conservation area. NHBC Certificate and Architect's Certificate.

Viewings

Strictly by appointment with Savills - 01224 971110.

Solicitor

Ledingham Chalmers,
Johnstone House, 52-54 Rose
Street, Aberdeen, AB10 1HA.

Local Authority & tax band

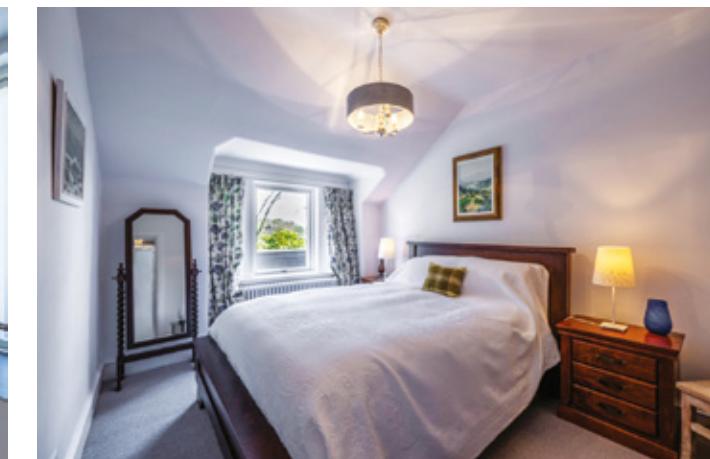
Aberdeen Council Tax band H.

Services

Main's water and electricity, private drainage, oil fired central heating. High-speed internet connection via BT. Smoke alarms in every room, and an intruder alarm system.

Miscellaneous

All mature trees in the grounds are protected under a Tree Preservation Order: Tree Preservation order number 73, effective 14/9/1993, that prohibits cutting down, topping, lopping, or wilful destruction of all trees.





Fixtures & Fittings

Standard fixtures and fittings are included in the sale.

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.

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.

Possession

Vacant possession and entry will be given on completion.



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Gross internal area (approx)

Floor 1 232 sq m

Floor 2 144 sq m

Total 376 sq m

Fiona Gormley

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Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

	Current	Potential
	52	74



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