



BRAERIACH

NETHER BURNHAUGH, NETHERLEY, STONEHAVEN, ABERDEENSHIRE



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Executive 5 bedroom detached family home with gardens & garage. Beautiful countryside setting & open views.

Milltimber 6 miles ■ Stonehaven 7 miles ■ Aberdeen City 13 miles

- 2 reception rooms. 5 bedrooms 5 bathrooms
- Striking countryside location & views
- Impressive open plan kitchen
- Master suite with dressing room
- Contemporary bathrooms
- Integral double garage

Galbraith

Aberdeen
01224 860710
aberdeen@galbraithgroup.com

 OnTheMarket





SITUATION

Braeriach offers a great opportunity to reside in a peaceful and tranquil rural setting with all the advantages of the country lifestyle, yet only a few miles from the city centre. Located only 6 miles away from the AWPR (Aberdeen Wester Peripheral Route), giving extremely easy access to both the North & South of Aberdeen. Given the property's location a wide range of leisure pursuits are close to hand including golf courses at Deeside and Peterculter, Salmon and Sea Trout fishing on the River Dee and scenic country walks including those in the nearby Forestry Commission Woodlands. The property itself is set in the catchment area for Lairhilllock Primary School and Mearns Academy while there are also a number of private schools in the city including Robert Gordon's College, St Margaret's School for Girls, Albyn School and the International School Aberdeen in Cults.

DESCRIPTION

Braericach offers the perfect balance between quiet countryside living and being in easy reach of both Aberdeen City and the charming coastal town of Stonehaven. Sat amongst the beautiful Aberdeenshire countryside, with far reaching views and an idyllic setting, this property offers a wonderful sustainable family home spanning over 2 levels. The property forms part of a small executive development of 6 homes, designed and built by local architects and builders to an exceptional quality and standard. The design & style is sympathetic to the environment and setting and includes slate roof and Scottish larch timber cladding with timber windows throughout, whilst internally there is under floor heating to the ground floor fed from an air source combi boiler.



The accommodation comprises an impressive entrance hallway. This delightful open space creates the tone for the rest of the property, a high ingress of natural light floods in. A timber staircase with a full bank of glazed windows behind is an attractive feature. The hallway gives access also to a WC and a generous proportioned utility room, which in turn gives access to the double garage. The sitting room has an abundance of natural light and French doors to the garden maximise not only an inside out feel but create a picture frame to the views beyond. The impressive dining kitchen & family room is a large and wonderful family space. Three sets of sliding Patio doors open out to the garden and there is a beautiful central island with informal dining. Completing the ground floor accommodation is a double bedroom with en-suite, doors opening to the garden and a large, fitted wardrobe. The first-floor galleried landing features a bespoke triangular window which floods the space with natural light. The bright and airy feel is maximised with the light décor, carpeting and glazed panel to the staircase. The master suite is exceptional in size and includes a double bedroom with balcony, fully fitted walk in wardrobe/dressing room and a luxury ensuite bathroom. Bedroom two and three both benefit from an ensuite shower room. A further versatile bedroom has generous proportions and there is another small study room. Completing the accommodation is the contemporary main bathroom.



ACCOMMODATION

Ground Floor: hall, sitting room, dining kitchen, bedroom 4, en-suite shower room, utility room, WC.

First Floor: hall, bedroom 1, en-suite, bathroom, bedroom 5, bedroom 2, en-suite bathroom, bedroom 3, en-suite shower room, study room.

GARDEN

Braeriach sits in generous garden grounds enclosed by fencing. The garden is presently laid to lawn, creating a blank canvas for any buyer to create their own beautiful garden grounds. The tarmac driveway provides off street parking and leads to the integral double garage. The garden views stretch over to the countryside and beyond.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Mains	Mains	Private Waste	Freehold	Air Source/ Oil Combi	Band xx	B

DIRECTIONS

Leaving Aberdeen on the South Deeside Road (B9077) continue along approximately 6 miles passing the former Old Mill Inn. Or from Milltimber you can continue over the bridge on the North Deeside Road and turn right passing the former Old Mill Inn Take a left signposted Stonehaven and continue along for approx. 3 miles and turn right sign posted for 'Denside of Durriss'. Take the first left thereafter and then continue for around 1 mile and turn right. Continue down this road to the development of executive homes.

POST CODE

AB39 3QQ

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///desk.headsets.proof

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

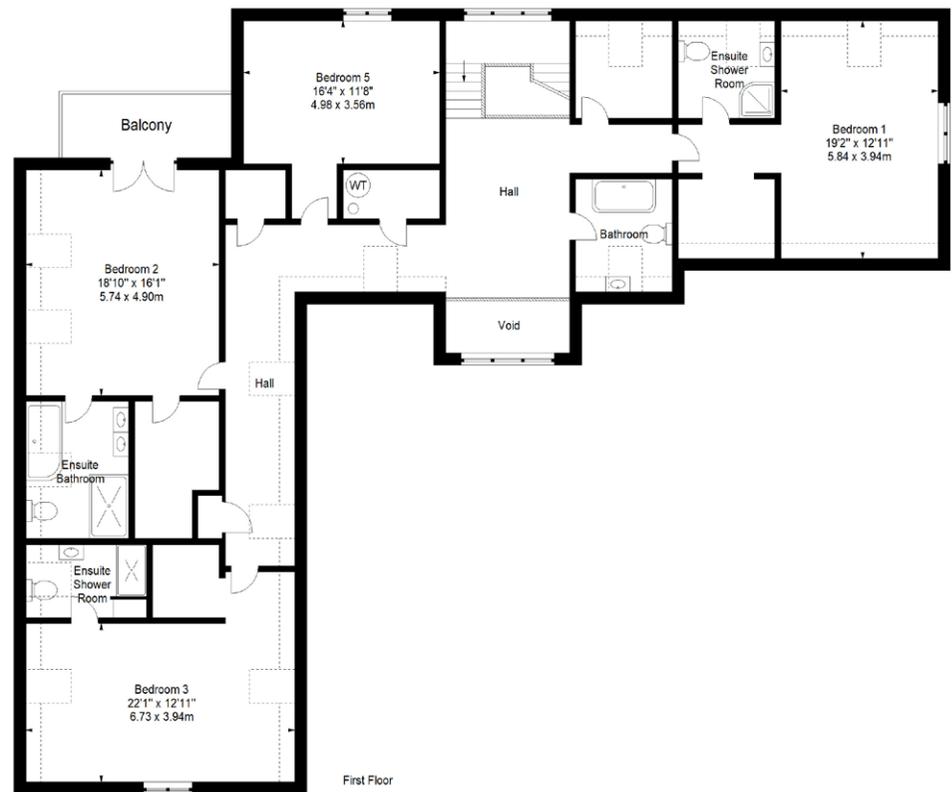
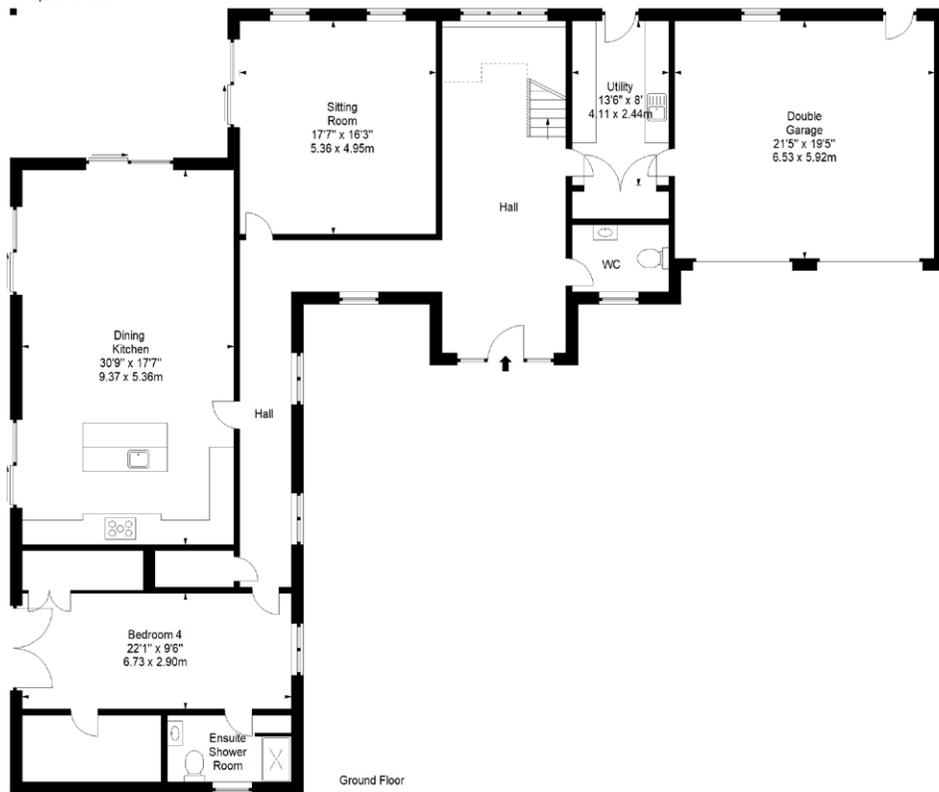
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are 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 March 2025



Braeriach,
Nether Burnhaugh,
Netherley,
Stonehaven,
Aberdeenshire, AB39 3QQ



Approx. Gross Internal Area
4673 Sq Ft - 434.12 Sq M
(Including Garage)
For identification only. Not to scale.
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Galbraith



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PLEASE RECYCLE