



SOUTH BURNSIDE

YTHANBANK, ELLON, ABERDEENSHIRE

Galbraith



SOUTH BURNSIDE, YTHANBANK, ELLON, ABERDEENSHIRE, AB41 7UB

Traditional 4 bedroom detached farmhouse, outbuilding potential and around 10 acres, in beautiful rural Aberdeenshire.

Methlick 4 Miles ■ Oldmeldrum 10 Miles ■ Ellon 5.8 Miles ■ Aberdeen 22.6 miles

Offers over £400,000

- 4 reception rooms. 4 bedrooms
- Superb rural property with approx. 10 acres
- Attractive panoramic views
- Sizeable accommodation with versatile rooms
- Detached steading outbuilding
- Great potential

Galbraith

Aberdeen
01224 860710
aberdeen@galbraithgroup.com

 OnTheMarket





SITUATION

South Burnside is situated in a pleasant and peaceful location in rural Aberdeenshire yet is accessible and within easy reach of local services, amenities, and transport links. The property presents an excellent smallholding, equestrian or lifestyle opportunity with a dwellinghouse.

Primary School education is available in Methlick (3 miles) with Oldmeldrum (10 miles) providing Secondary education. The village of Methlick has a strong sense of community with centrally located church and village hall, shop with post office, Ythanview Hotel, youth groups and various sporting interests. A wide range of supermarkets, shops, and leisure facilities can be found in the towns of Ellon and Inverurie. Aberdeen is some 22 miles in distance and provides retail, leisure, and recreational facilities in the acknowledged Oil Capital of Europe. Aberdeen International Airport is located just north of the city and is also the location of P & J Live, the largest event complex in the North of Scotland. The Aberdeen Western Peripheral Route (AWPR) has greatly improved access and travelling time to Aberdeen, Bridge of Don, Dyce, and beyond to major road links north and south.

DESCRIPTION

South Burnside is a traditional granite farmhouse, with an accompanying 10 acres, detached stone steading and garage. Enjoying a beautiful open view across the surrounding views, this is an ideal property with the space and tranquillity of a rural lifestyle. The property has been extended over the years to create a sizeable family home which would benefit from a programme of upgrading. The accommodation comprises an entrance hallway leading directly through to a good-sized dining kitchen. A traditional dining room with feature fireplace leads through to a ground hallway with bathroom and family room leading off. There is also a ground floor bedroom and sitting room. Completing the ground floor accommodation is a sunroom extension. From the family room hallway, a staircase ascends to the second level, giving access to a large double bedroom. A second staircase from the sitting room side of the ground floor leads to two double bedrooms. The surrounding garden grounds include grass lawns, mature trees, and charming areas in which to sit and relax.



ACCOMMODATION

Ground floor:- sunroom, hallway, living room, bedroom, sitting room, bedroom, bathroom with WC, rear vestibule, dining kitchen.

First floor:- (main) 2 bedrooms, box room.

First floor:- (side section) bedroom.

GARDEN AND GROUNDS

There are garden areas to the front, side and rear of the property with areas of grass and shrubs and a shared driveway. The detached stone steading is included in the sale along with a small stone stable and vehicle garage.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Private	Mains	Septic Tank	Freehold	Oil	Band E	G

DIRECTIONS

From Ellon, take the A948 Golf Road through Ellon and take a left at the A948 to Braemo. Turn right to stay on Braemo, continue along and the turn off for South Burnside is on the right-hand side as indicated by our for sale board.

POST CODE

AB41 7UB

WHAT3WORDS

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

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

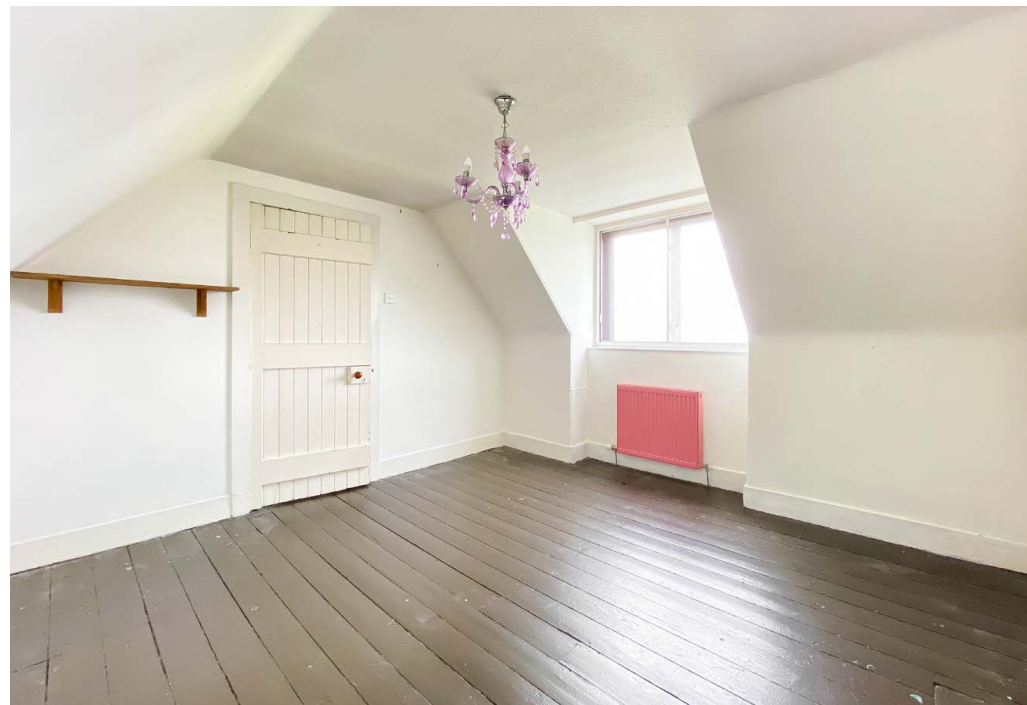
Failure to provide required identification may result in an offer not being considered.

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,



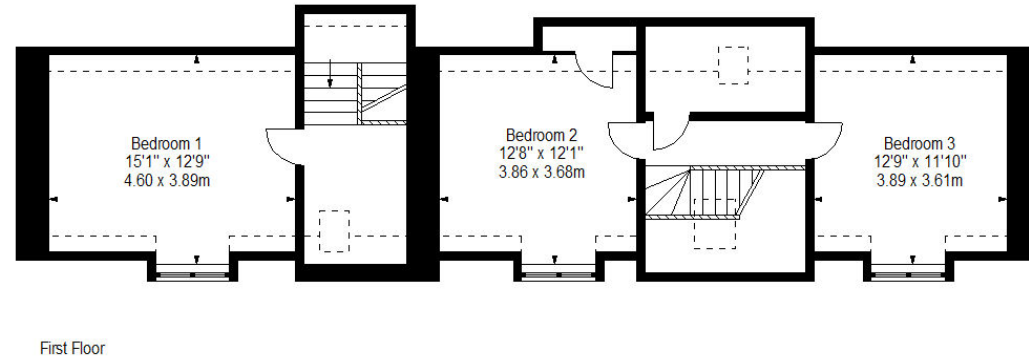
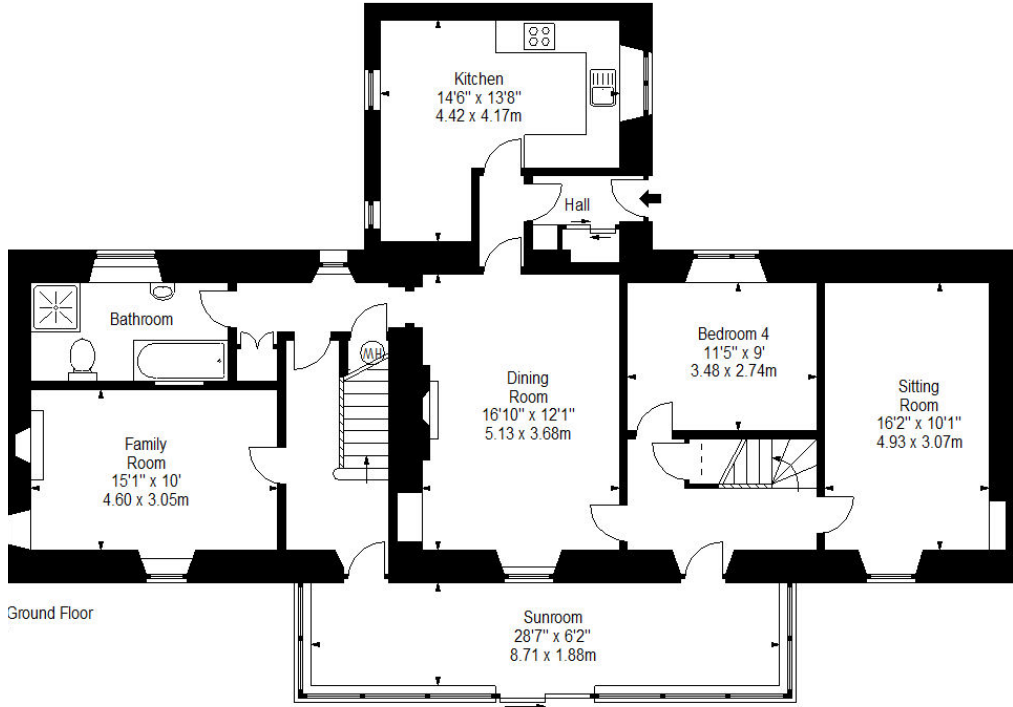
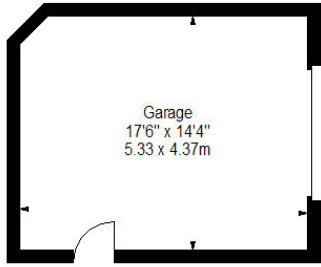
or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification 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 June 2022



South Burnside,
Ythanbank,
Ellon,
Aberdeenshire, AB41 7UB



Approx. Gross Internal Area
2204 Sq Ft - 204.75 Sq M
Garage
Approx. Gross Internal Area
248 Sq Ft - 23.04 Sq M
For identification only. Not to scale.
© SquareFoot 2022







Galbraith



RESPONSIBLY PRINTED
PLEASE RECYCLE