



Galbraith

BOGHEAD OF TORRIES
INVERURIE, ABERDEENSHIRE



BOGHEAD OF TORRIES, INVERURIE, ABERDEENSHIRE

A unique opportunity to purchase a 3 bedroom detached dwelling on the foothills of Bennachie Hill, with superb panoramic views.

Chapel of Garioch 2 miles ■ Inverurie 2 miles
Aberdeen International Airport 16 miles

- 2 reception rooms. 3 bedrooms 3 bathrooms
- Sizeable, detached dwelling
- Stone workshop and timber garage
- Private location close to Inverurie
- Range of hill walks and forest trails
- Panoramic countryside views



Galbraith

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 **OnTheMarket**





SITUATION

Boghead of Torries benefits from a unique and private location at the edge of one of the area's most iconic landmarks. Local amenities can be found approximately two miles away at the small village of Chapel of Garioch and approximately six miles from Inverurie town centre. Chapel of Garioch has a welcoming community with a local primary school at the heart of many activities. Secondary school education would be available at Inverurie Academy.

Inverurie itself is a popular market town with a railway station, several supermarkets (including a Marks & Spencer), a library and a retail park. Sporting facilities include tennis, cricket, 18 hole golf course, fishing on the rivers Don and Urie, mountain biking and hill walking.

Aberdeen lies approximately 20 miles away, with the Aberdeen Western Peripheral Route providing improved travel in and around Aberdeen and a quicker and more direct route south to Dundee. The international airport offers regular flights to London and other UK and European cities. There are regular train services from Aberdeen, including a sleeper to King's Cross, London. Aberdeen provides all the services of a major city, including business, leisure and health facilities, theatres and cinemas, restaurants, and a wide range of shopping. There is private schooling including Robert Gordon's School, St Margaret's and Albyn School as well as the International School at Pitfodels. There are two universities and two colleges of further education.

DESCRIPTION

Seldom does the opportunity arise to purchase a home in such a beautiful and sought after location. The detached and most charming Boghead of Torries is located to the North foothill of Bennachie hill range with stunning panoramic views of Garioch countryside and the magnificent hill range behind. Bennachie's highest peak, Oxen Craig is 529m, and the most iconic peak Mither Tap is 518m. It can be seen from the North Sea and the panorama from the tops includes much of Donside, Deeside and the Caringorms, together with the hills and mountains into Morayshire and the north and the Aberdeenshire coast to the East. Once described as Britain's favourite hill, the folklore, and myths surrounding some of the secrets the hills hold have become infamous, and it is truly a beautiful, tranquil but exciting place for all who visit, let alone reside.

Origins for a dwelling at the site date back to the early 1850's, a croft style cottage, possibly built by the early Colony settlers who lived freely around the hills. Most recent upgrades and an extension added in the early 1990's have transformed Boghead of Torries into the comfortable and sizeable home that it is today. Accessed via a shared private single lane track with a short descending driveway the property itself benefits from a sheltered low-level position. Accommodation comprises, an entrance vestibule with solid timber exterior door which gives access to the kitchen, a shower room and opens into the dining room. The kitchen has a range of timber wall and base mounted units with an oil-fired range cooker. Within the kitchen storage cupboard is handwritten names and times of all those who have previously visited and ran the hill range. The kitchen also gives access to a cosy Eyrie, a loft area which has been previously used as additional



sleeping accommodation. The shower room adjacent has a sink, WC and walk-in shower cubicle. A beautiful, vaulted ceiling awaits in the dining room, and there is a striking exposed stone wall with wood burning stove. Dual aspect windows allow a high ingress of natural light to flood in. The ground floor continues onto a second inner hallway, a carpeted staircase leads to the upper level, whilst a small set of stairs leads down to an exterior doorway, double bedroom, lounge, and bathroom. The lounge features an open fireplace with brick surround as the main focal point with surrounding windows offering idyllic views at every angle. On the upper level there are two double bedrooms both of equal proportions and are served by a shower room on the landing. A large walk-in storage room is a handy addition to the upper level and could equally be used as a small study if desired. Windows to the original building are mainly of timber casement single glazed design with secondary glazing. Windows to the extension are timber design with sealed double glazing.

Early viewing is highly recommended to fully appreciate the location and potential of the property on offer. Boghead of Torries offers a wonderful lifestyle, especially delightful for those who are seeking a secluded rural property with such a variety of outdoor pursuits literally on your doorstep.

ACCOMMODATION

Ground floor - Entrance vestibule, lounge, sitting/dining room, kitchen, bedroom, bathroom with WC and shower room with WC.

First floor - 2 bedrooms and shower room with WC.

GARDEN GROUNDS

The garden grounds slope down from the main track to the house. Attracting a diverse variety of wildlife, the garden grounds have a mix of lawn with natural landscape elements including a pond at the bottom corner. Boundaries are mostly defined by stone walls with mature shrubs and trees intertwining. Detached from the property is a sizeable workshop with stone walls and corrugated felt roof. There is also a large timber shed which will remain as part of the sale. Ample parking for cars is readily available. The garden grounds have an ever-changing panoramic view of open countryside beyond.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

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

DIRECTIONS

From the first roundabout on the A96 at Inverurie, continue north towards Huntly. After about 5.8 miles on the A96, take a road on the left signposted to Chapel of Garioch. After around 0.8 of a mile turn right at the signpost for Rowantree forest walk carpark. Once at the carpark, continue straight through and along the private track. You will come to a driveway sign on the right-hand side for Boghead of Torries. You can either park at the top of the driveway or continue down the driveway to the property.

POST CODE

AB51 5HZ

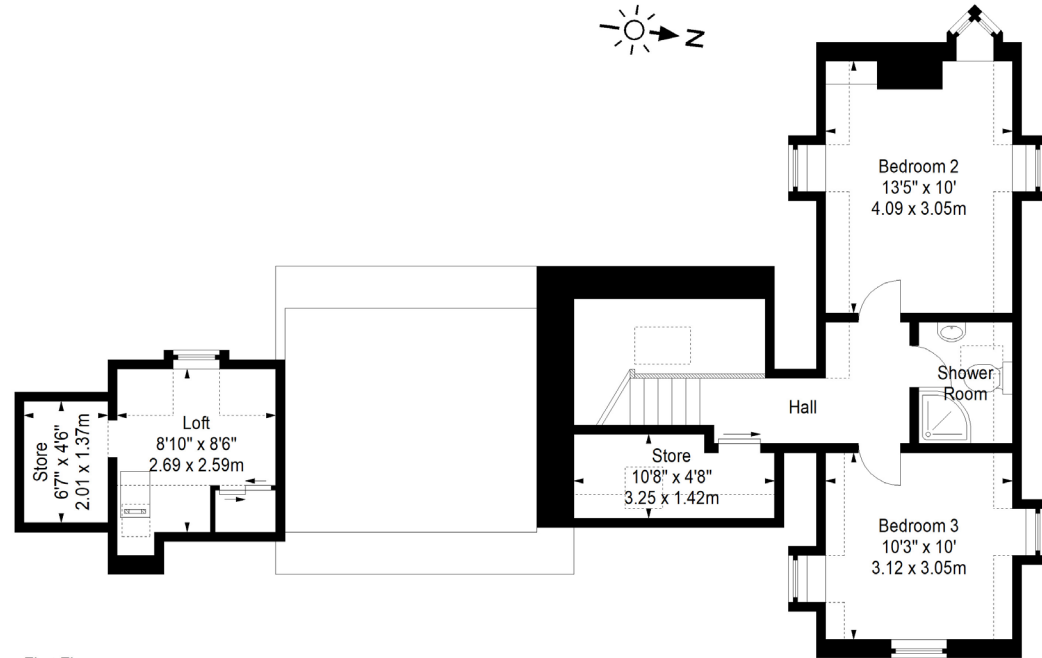




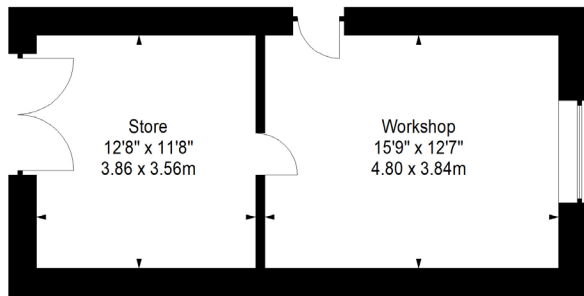
**Boghead Of Torries,
Inverurie,
Aberdeenshire, AB51 5HZ**



Approx. Gross Internal Area
1435 Sq Ft - 133.31 Sq M
Loft & Store
Approx. Gross Internal Area
109 Sq Ft - 10.13 Sq M
Out Building
Approx. Gross Internal Area
357 Sq Ft - 33.17 Sq M
For identification only. Not to scale.
© SquareFoot 2024



First Floor



Ground Floor



Ground Floor

WHAT3WORDS

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

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 May 2024





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