

Galbraith



THE STEADING

MILTON OF LOGIE, DINNET, ABOYNE, ABERDEENSHIRE





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Impressive 4 bedroom detached steading within
an idyllic location in the Cairngorm National Park.

Aboyne 7 miles ■ Ballater 7 miles ■ Aberdeen Airport 32 miles

- Situated within Royal Deeside in the Cairngorm National Park.
- Granite built steading conversion.
- Idyllic location and beautiful views.
- Garden grounds & detached garage.
- Contemporary open plan living.
- 3 reception rooms.
- 4 bedrooms. 3 en-suites.
- Outstanding family home.

Galbraith

Aberdeen
01224 860710
aberdeen@galbraithgroup.com

 **OnTheMarket**



SITUATION

The Steading has a quiet countryside location within the Cairngorm National Park and is on the edge of the Muir of Dinnet National Nature Reserve, where Loch Kinord and Burn O'Vat offer hidden Scottish gems and beautiful walking trails. Also a short distance away is Loch Davan, which is a protected bird sanctuary and attracts a variety of birdlife. The peaks of Lochnagar can be seen from The Steading, along with fantastic views of Mount Keen and Morven, with Morven being in walking distance.

The villages of Dinnet and Tarland are very close by, with the latter offering a small supermarket, chemist, coffee shop, two hotels, toy shop / post office, craft shop and village hall. Tarland has the very popular Tarland biking trails and is the start off point for the Tarland Way walk and cycle path. It is a popular centre for hill walkers, mountain bikers and tourists. Douneside House, part of the MacRobert Estate, has a local health club and fine dining restaurant.

Seven miles away, Aboyne is an attractive small Victorian town in Royal Deeside. There is a supermarket, primary and secondary schooling and an excellent community centre providing

theatre/cinema, full size swimming pool, badminton courts, library and gym. The town also has a health centre and a cottage hospital. Also seven miles away, Ballater plays host to a wide range of coffee shops, restaurants, specialist and everyday shopping. The Scottish residence to the Royal Family, Balmoral Castle, lies a mere 14 miles away and continues to attract local and global visitors. The popular Glentana Estate is only 7 miles away and has an equestrian centre, fishing, hill walking and mountain biking. Ballater is well known for its proximity to a wide range of leisure pursuits, including golf, horse-riding, hunting and fishing along the River Dee, while the Old Deeside Railway track provides an excellent cycling or walking route towards Aberdeen. With winter skiing available within the Cairngorm National Park at both Glenshee, Aviemore and The Lecht, the local area is also renowned for its splendid countryside and breath-taking scenery, most notably Lochnagar Mountain and the Loch Muick Reserve which provides excellent walking routes. The local bus service runs between Ballater and Aberdeen City, where the nearest railway station is located. Aberdeen International Airport has daily flights to London and across Europe.

We understand school buses for Aboyne Primary and Secondary schools stop right outside The Steading. There are transport options into Aberdeen for the International School, along with other private schools in the City and Lathallan School south of Aberdeen.

DESCRIPTION

The Steading sits in the Cairngorm National Park, an incredible location in beautiful Royal Deeside in Aberdeenshire. With breath-taking scenery, lochs on your doorstep, endless walks and nature reserves to explore, this property offers an excellent opportunity for those buyers looking to escape the hustle & bustle of city living to a retreat in the Scottish countryside. The property extends to over 280sqm and was converted to an exceptionally high standard in 2008. The quality and exemplary finish is evident throughout with the distinct use of solid oak, vaulted ceilings with exposed ceiling beams and perfectly placed picture windows and bi-folding doors to capture the idyllic countryside setting.

The entrance is wide and impressive, flowing through to the incredible open plan lounge, dining room and kitchen. This is the heart and

centre of this home, carefully designed to create a contemporary open family living space. The Harry Leenders FugaS rotating wood burning stove with circulating hearth is the centre point and the luxury kitchen is finished with corian work tops and Neff appliances, including warming drawers and a coffee machine. Three oak steps lead to the spacious and cosy sitting room, which offers a separate public room with wood burning stove. Continuing through the hall, there is a contemporary cloak room and a very useful utility room, which leads through to the external boot room with stone floor and barn door. The principle bedroom is an outstanding room with vaulted ceiling, exposed beams and striking windows capturing the views and outdoors. This room has extensive built in wardrobes and a luxury ensuite bathroom with separate shower. Bedroom 2 & Bedroom 3 are both generous double bedrooms with built in wardrobes and ensuite shower rooms, and bedroom 4 is a further double room and completes the accommodation to the ground floor. Oak stairs lead to the first floor which has a galleried sitting area, perfect as an alternative family room, which continues through to a home office.





ACCOMMODATION

Ground Floor: Vestibule, hall, sitting room and open plan lounge, dining room & kitchen. Principle bedroom with ensuite bathroom, bedroom two with ensuite shower room, bedroom three with ensuite shower room and bedroom four. Cloakroom, plant room, utility room and boot room.

First Floor: Galleried sitting area & home office room.

GARDEN GROUNDS

The Steading is set within beautiful landscaped grounds generally comprising stone chippings, lawn, trees, stone slabs, side paths along with flower shrubs and borders. At the rear of the house is a delightful paved patio area which is sheltered and enjoys the open views of the surrounding countryside. The garden enjoys an array of wildlife & birds including frequent red squirrels and mountain hares. With the nature reserve nearby there are sightings of lapwings, oystercatchers, red kites, geese and ospreys to name but a few.

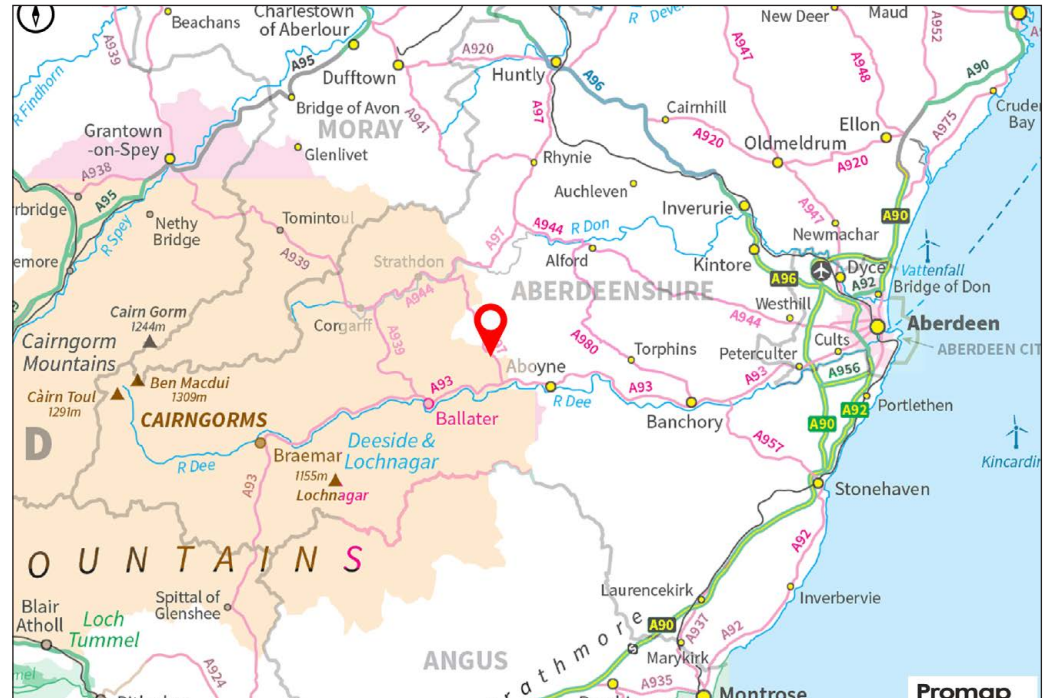
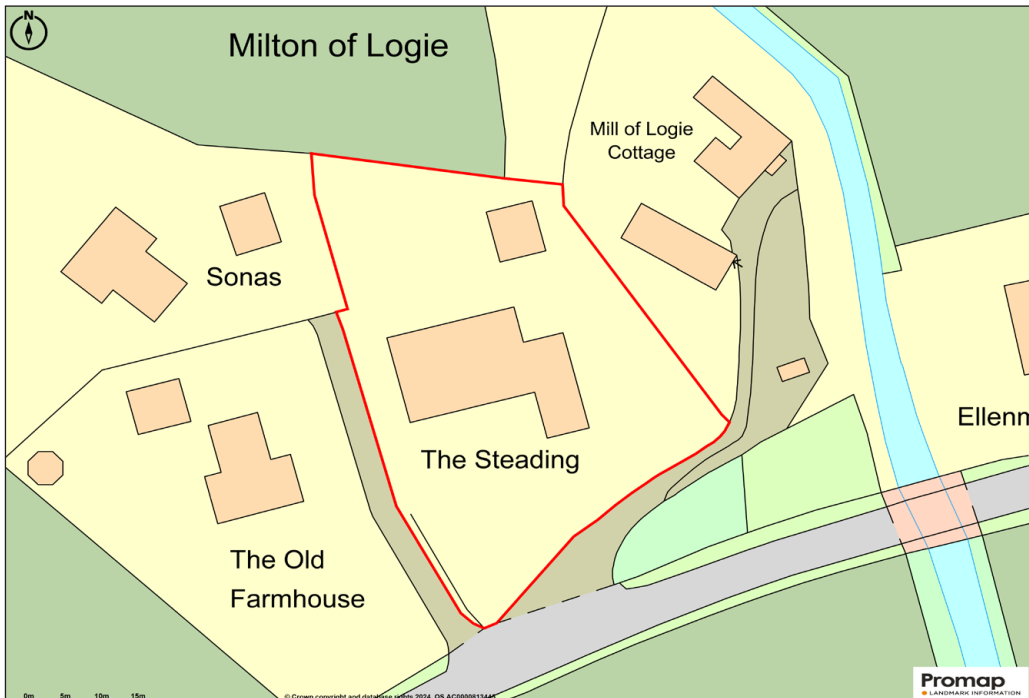
Detached double garage with electric up & over doors, power and light. There is a side pedestrian door plus a floored and lined roof space for storage.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Mains	Mains	Private sewage treatment plant	Freehold	Under floor ground source heating	Band G	Band C

A Sonos integrated sound system has been installed in the property.





DIRECTIONS

From Aberdeen, follow the A93 North Deeside Road through Aboyne to Dinnet. In Dinnet, turn right onto the A97 and continue on this road for approx. 2.2 miles. Then turn left onto the B9119 and continue for a short distance and The Steading is on the right hand side as indicated by our for sale sign. .

POST CODE

AB34 5LU

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///gilding.ambushed.kettles

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.



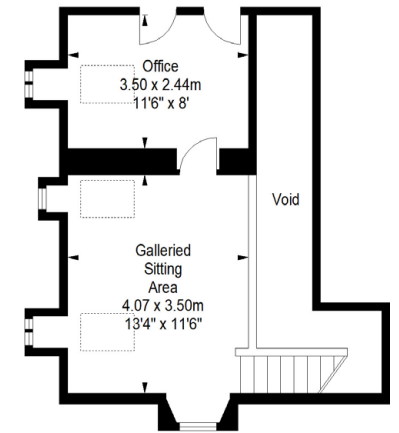
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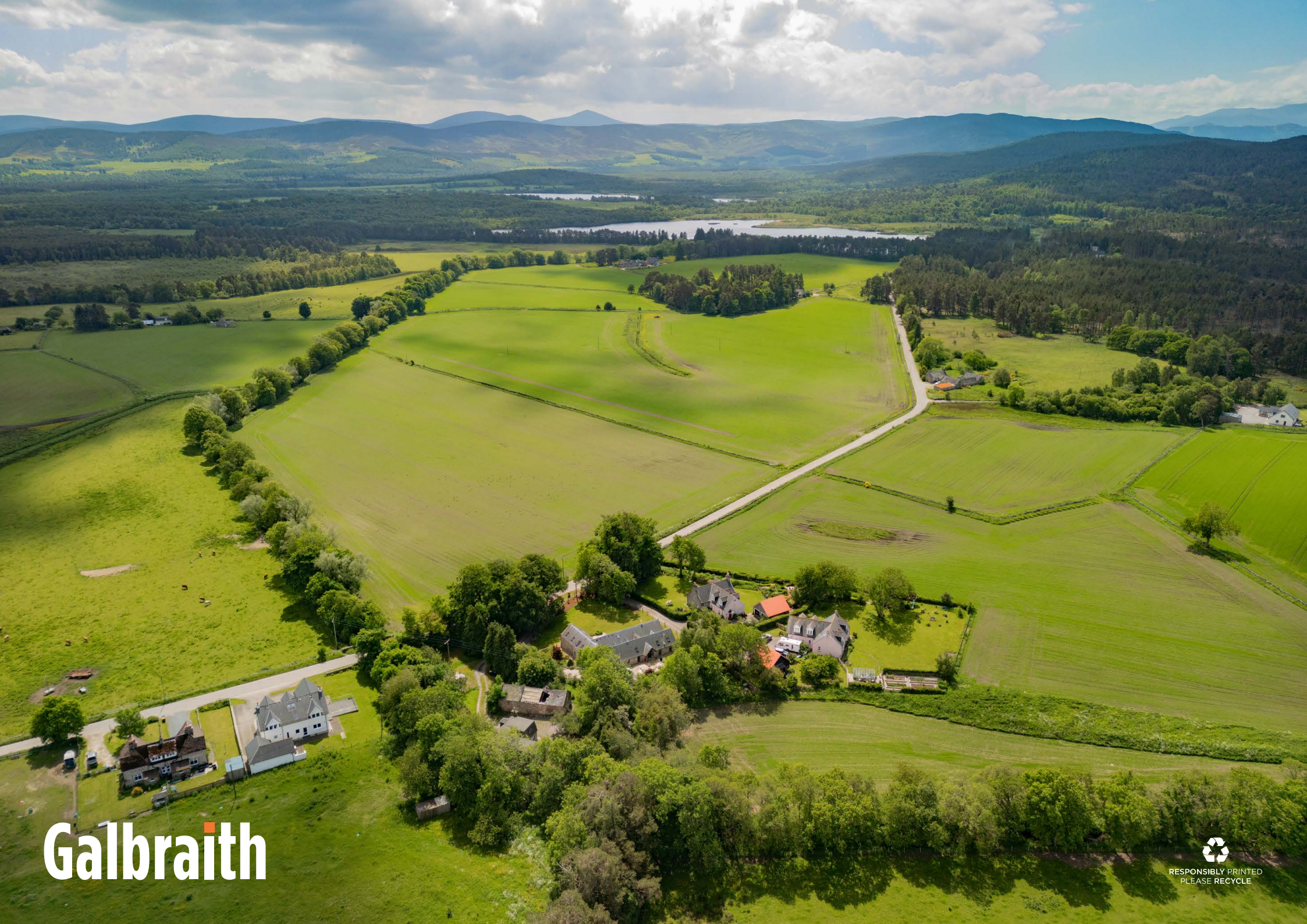
Approx. Gross Internal Area
299.97 Sq M - 3229 Sq Ft
Garage
Approx. Gross Internal Area
41.99 Sq M - 452 Sq Ft
For identification only. Not to scale.
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Ground Floor



First Floor



Galbraith



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PLEASE RECYCLE