

Galbraith

**MILL OF KINGCAUSIE**  
NEWTONHILL, STONEHAVEN, ABERDEENSHIRE



# MILL OF KINGCAUSIE, NEWTONHILL, STONEHAVEN, ABERDEENSHIRE

Attractive detached 2 public / 1 bedroom cottage with gardens and outbuildings.

Portlethen 7 miles ■ Aberdeen 7 miles ■ Stonehaven 9 miles

- 2 reception rooms. 1 bedroom (2 attic rooms)
- Detached single-storey cottage with attic rooms
- Rural setting with easy commuting
- Large, attached workshop in good condition
- Range of steading buildings offering potential
- Countryside views

**Galbraith**

Aberdeen  
01224 860710  
aberdeen@galbraithgroup.com

 OnTheMarket





### SITUATION

Mill of Kingcausie is located approximately 7 miles south of Aberdeen on the outskirts of Portlethen and within easy commuting distance of the city. It is also close to Newtonhill which is a pleasant coastal village just to the south. Portlethen is a popular expanding residential suburb of Aberdeen which is linked to the city by good commuter roads. The area is well served by local shops including an Asda and Aldi superstores and primary/secondary schools. There are also good public transport facilities with the location being extremely convenient for the oil related offices at both Altens and Badentoy. A wide range of recreational attractions are available in the area including an eighteen-hole golf course and a community swimming pool. In addition, the AWPR is situated close by and provides easy access to both north and south of the city. Chapelton is a charming and popular village with a lively village square and a wonderful sense of community, conveniently located at the edge of the A90 between the coastal towns of Portlethen and Newtonhill, just 10 miles south of Aberdeen making ease of access both North and South. In this vibrant town, there is a restaurant, cafe, hairdressers, nursery along with local community events held regularly.

### DESCRIPTION

Mill of Kingcausie is an attractive detached cottage within a rural setting and is accessed off the A92 dual carriageway. In close proximity to the ever-popular suburb of Portlethen the location offers the very best of rural and modern life. Upon approach the property is set back within the garden grounds, and the distinct whitewashed stone walls give an attractive appearance within the greenery of the surrounding garden and countryside beyond.

Entering the property, the porch is bright and airy with a traditional solid wood door leading into the inner hallway. A staircase leads to the attic accommodation where there are two large rooms, one of which has a feature fireplace, and both have been previously used as additional bedroom accommodation. The lounge is a comfortable room with a window overlooking the front garden.

There is ample room for free standing furniture as desired. The main focal point is the hearth with a solid fuel stove and the attractive wood flooring co-ordinates well with the decoration. Leading off the kitchen to the rear of the property, the kitchen has a range of base mounted units and space for kitchen appliances. A lovely addition to the property is the rear dining room set on open plan to the kitchen, the garden can be fully enjoyed with sliding patio doors allowing access. Completing the accommodation on the ground level, there is a large master bedroom with neutral decoration and carpeting. The family bathroom has a free-standing roll-top bath and a separate shower enclosure.

### ACCOMMODATION

**GROUND FLOOR:** Entrance Vestibule/Porch, Hallway, Living Room, Kitchen with Dining Room off, Bedroom, Bathroom

**ATTIC FLOOR:** Two Attic Rooms (accessed via steep staircase and there is limited headroom)

### GARDEN GROUNDS

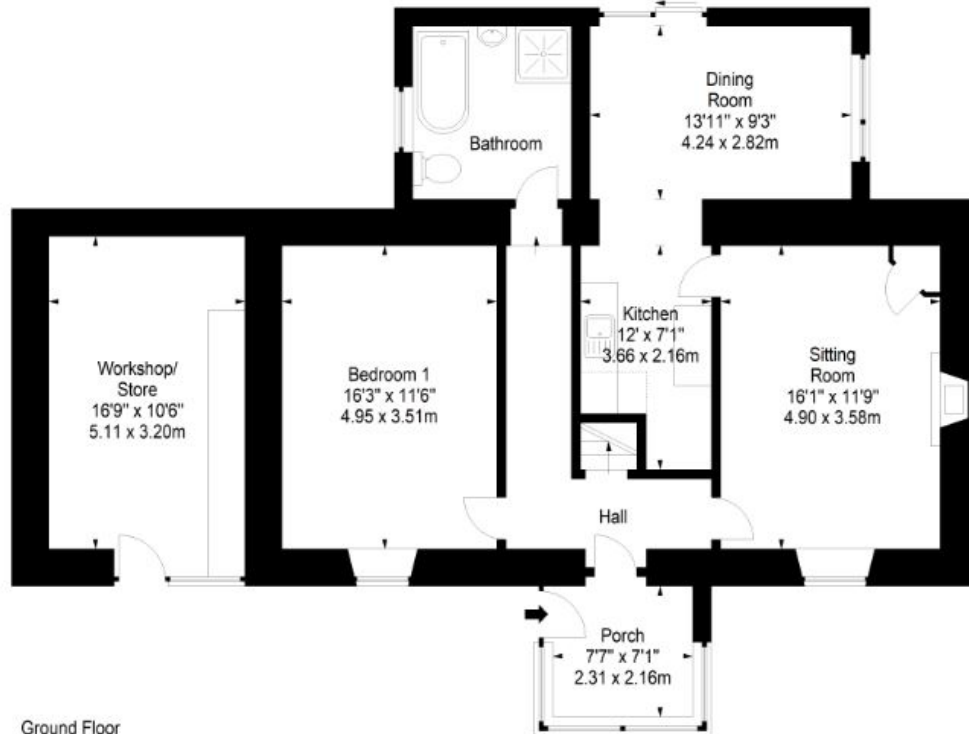
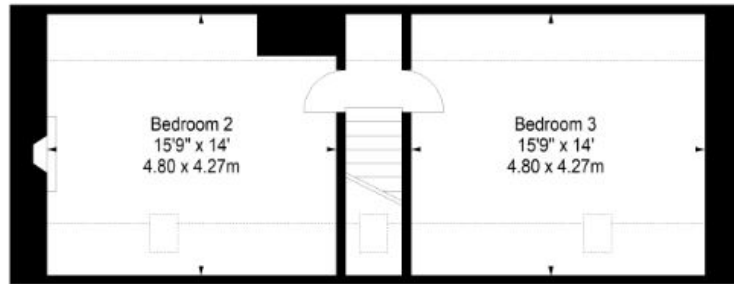
The property is set within garden grounds which are bounded by post and wire fencing or stone walls. The garden is mostly laid in grass with landscaped areas. The area to the rear of the property has been carefully planted with an abundance of vegetables as well as shrubs and some mature trees. The polytunnel will remain. There is an attached outbuilding of stone construction and a pitched roof, this space offers a great opportunity for a workshop. In addition, there is a traditional range of former steadings/ outbuildings of stone construction. These buildings are not in a useable state however again they offer a good level of potential for upgrading and renovation, providing additional workspace or alternative use. The driveway to the property has ample parking space for vehicles.



Mill of Kingcausie,  
Newtonhill,  
Stonehaven,  
Aberdeenshire, AB39 3PA



Approx. Gross Internal Area  
1421 Sq Ft - 132.01 Sq M  
Workshop/ Store  
Approx. Gross Internal Area  
186 Sq Ft - 17.28 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



## SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Mains	Mains	Private septic tank	Freehold	Oil	Band C	F

## DIRECTIONS

Head South from Aberdeen on the A92 towards Portlethen. Remain on the main dual carriageway passing Portlethen. Take the slip road to cross the dual carriageway at the Junction signposted for Durris. Turn into this junction, re-enter the dual carriageway towards Aberdeen and then take the left entrance into the property.

## POST CODE

AB39 3PA

## WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: scales.tuned.replaying

## 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 October 2024





**Galbraith**



RESPONSIBLY PRINTED  
PLEASE RECYCLE