



ALDERLEA

KEITHHALL, INVERURIE, ABERDEENSHIRE

Galbraith



ALDERLEA, KEITHHALL, INVERURIE, ABERDEENSHIRE

Detached 4 bedroom bungalow with around 5.51 acres in total and various outbuildings.

Inverurie 3 miles ■ Westhill 13 miles ■ Aberdeen City 16 miles

- 2 reception rooms. 4 bedrooms
- Detached family home
- Extensive garden grounds
- Various useful outbuildings
- Fenced 4.27 acre paddock
- Around 5.51 acres on total



Galbraith

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 OnTheMarket

SITUATION

Alderlea is in the popular area of Keithhall, a charming small hamlet, and is situated only a 10 minute drive from the thriving town of Inverurie. Keithhall Primary School is situated just a short distance from the property and secondary education is catered for by Inverurie Academy with the bus pick up point at the end of the road. The ever expanding town of Inverurie has superb road and rail links to Aberdeen, Dyce and Aberdeen airport. There is an excellent health centre, cottage hospital, a variety of shops and community centre nearby as well as golf, tennis, swimming and hill walking.

Aberdeen is some 14 miles, and provides all the leisure, recreational and entertainment facilities expected from the oil capital of Europe. It also provides good transport links with a mainline railway station and is host to an airport providing both domestic and international flights.

DESCRIPTION

Alderlea enjoys a quiet and peaceful location in the desirable hamlet of Keithhall, close to Inverurie. With a raised southerly aspect, the property has an attractive location with an open outlook across the surrounding land and open countryside. The house is a single storey property comprising an entrance hall, sitting room with patio doors opening out to the garden patio, and leading through to a pleasant sun room, also with patio doors to the garden. The kitchen is a good working space with modern units and there is a handy cloakroom accessed from the hall. Two of the bedrooms are very spacious with built in wardrobes, plus there are two further bedrooms, one of which is ideal as a home office or study. Completing the accommodation is the main family bathroom with bath and separate shower unit.

Alderlea sits in around 5.51 acres in total, of which 4.27 acres are a fenced paddock sitting immediately to the front of the house and garden grounds. This paddock is ideal for those with equestrian requirements and equally ideal for other animals too and is sheltered by mature trees to the west. Various outbuildings include the green houses, a great workshop/summer house and of course the extremely large agricultural building which would lend itself well for various purposes.



Alderlea is a superb countryside property with an excellent family home, generous garden grounds and land. The location is desirable, on the edge of Inverurie, and the raised southerly position offers a pleasant outlook and setting. We would recommend early viewing.

ACCOMMODATION

Ground Floor: Entrance hall, sitting room, sun room and kitchen. Bedroom 1, bedroom 2, bedroom 3 and bedroom 4/Study. Family bathroom and separate cloakroom.

GARDEN GROUNDS

The garden grounds of Alderlea are extremely generous and surround the entire property. The garden to the front & side is mostly laid to lawn with mature shrubs offering an ideal outdoor space for children and pets, and a patio area is perfect for barbeques and outdoor seating. Mature trees provide shelter and privacy and to the rear is an area with raised beds, greenhouse and workshop/summer house, ideal for a kitchen garden. The driveway leads in from the track road and provides plenty parking.

OUTBUILDINGS

Large agricultural building ideal for various purposes.

Summerhouse / workshop. Greenhouse. Shed. Former observatory and further garden building housing the oil tank.

LAND

The boundary of Alderlea extends to around 5.51 acres in total. The adjoining fenced paddock extends to around 4.27 acres.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband
Mains	Mains	Septic Tank	Freehold	Oil CH	Band E	Band D	Fibre Broadband

There is also a private water supply from a well which has been used for the troughs within the paddock.

The property has an electricity generator which will remain as part of the sale.

DIRECTIONS

Leave Inverurie town centre to the south on the Keithhall road (B933) and continue for around 2 miles. As you pass through Keithhall itself turn left opposite the turn off to 'Kinmuck & Fintray'. Follow the road round and turn first left down the hill. Continue down the track and head straight for around 0.5 of a mile. The entrance to Alderlea is on the left hand side.

POST CODE

AB51 0LJ

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///knees.averts.trample

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.

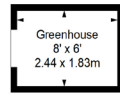




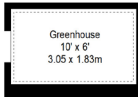
Alderlea,
Keith Hall,
Inverurie,
Aberdeenshire, AB51 0LJ



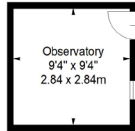
Approx. Gross Internal Area
1336 Sq Ft - 124.11 Sq M
Out Buildings
Approx. Gross Internal Area
5785 Sq Ft - 537.43 Sq M
For identification only. Not to scale.
© SquareFoot 2024



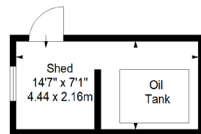
Ground Floor



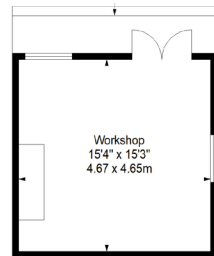
Ground Floor



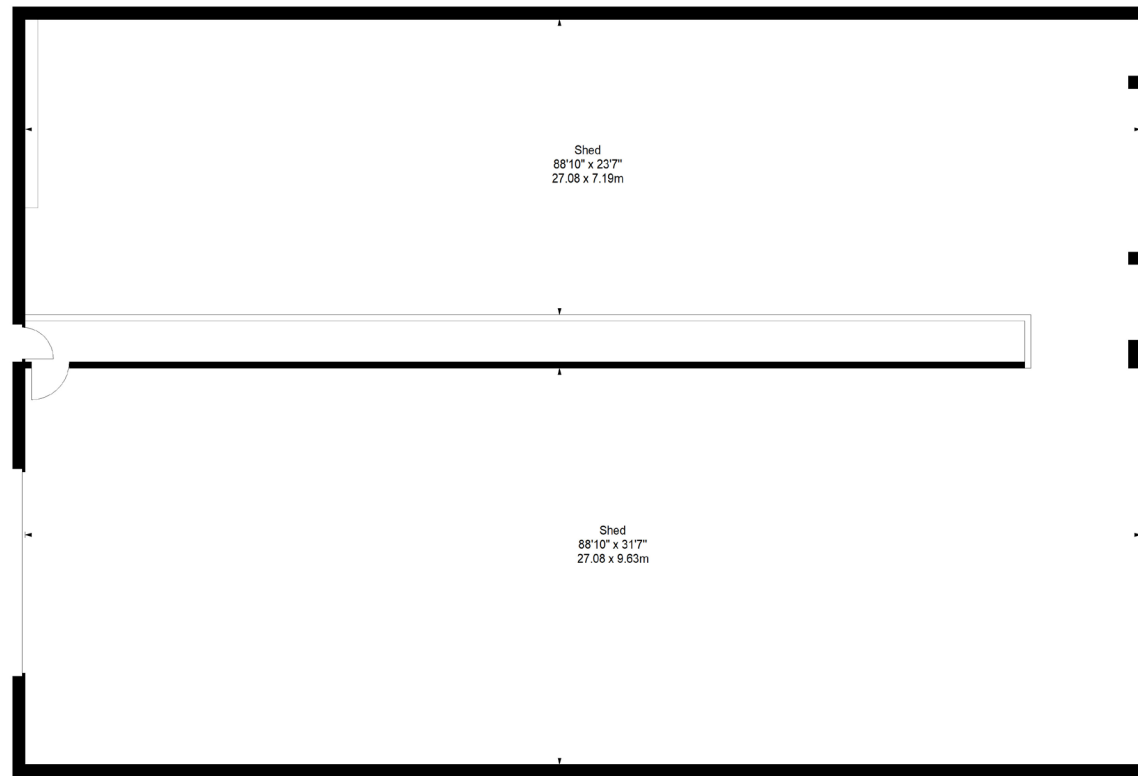
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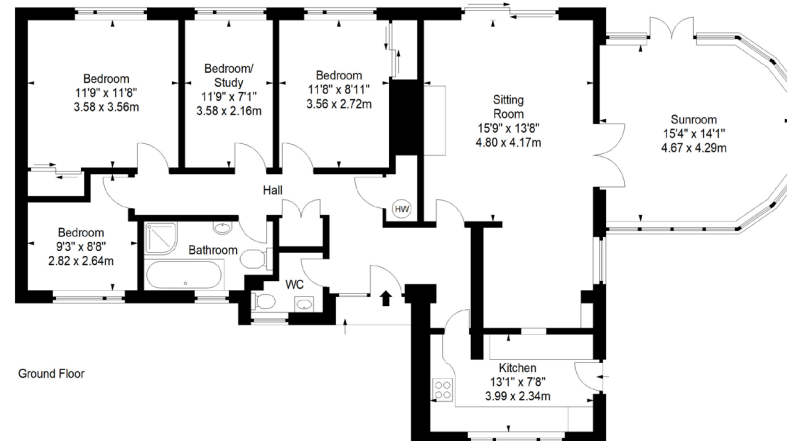
Ground Floor



Ground Floor



Ground Floor



Ground Floor

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 2024.





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