



GLENHEAD

BLACKFORD, ROTHENORMAN, INVERURIE, ABERDEENSHIRE

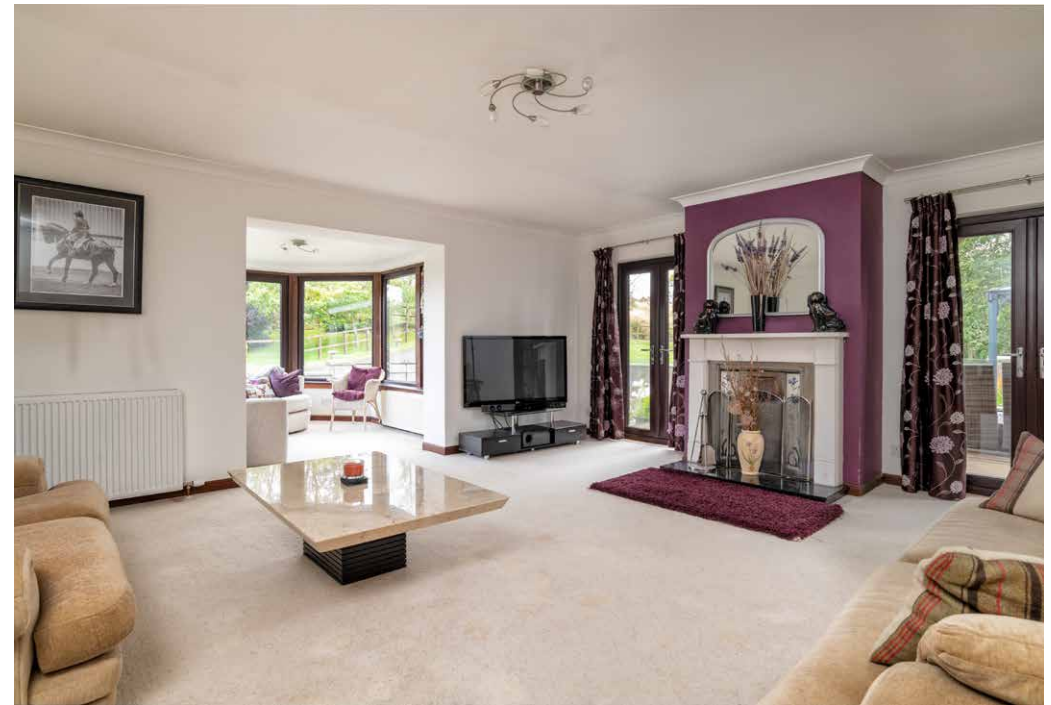


GLENHEAD, BLACKFORD, ROTHIENORMAN, INVERURIE, ABERDEENSHIRE.

Impressive, detached family home, with around 4.7 acres of land including grass paddocks and superb equestrian facilities.

Rothienorman 1.75 miles ■ Inverurie 11.3 miles ■ Huntly 15 miles

- 2 reception rooms. 4 bedrooms 2 Bathrooms
- Excellent detached family home
- Garden grounds & fenced paddocks
- Stables & large outdoor training arena
- Large and easily accessible driveway
- Quiet countryside location



Galbraith

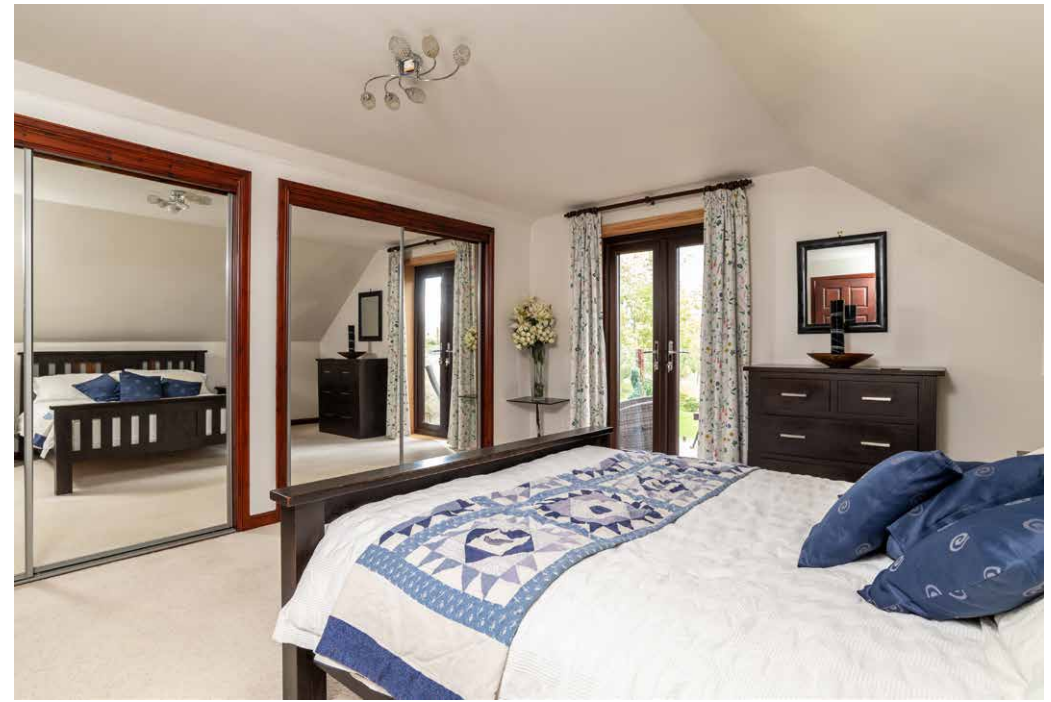
Aberdeen
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 OnTheMarket



SITUATION

Rothienorman is a well-known farming community located only approx. 11 miles from Inverurie in Aberdeenshire, Scotland. Beautiful country location, which is ideal for walking, cycling, fishing and with an abundance of golf and sports activities including Inverurie, Meldrum House and Oldmeldrum golf clubs. Castle and Whisky Trails are within easy reach as are Aberdeen International Airport and Inverurie train station. The property is located for excellent primary and secondary schooling and nearby Inverurie and Huntly provides excellent health centre, hospital, swimming pool and community centre amenities. Aberdeen City is some 26 miles, and provides all the leisure, recreational and entertainment facilities expected from the city centre. It also provides good transport links with a mainline railway station. There is a busy equestrian community within the vicinity of Glenhead. You are around 20 minutes' drive from The Cabin Equestrian Centre & Riding Club, Lady Leys Equestrian Centre and Ardmadden Equestrian which all provide training and competitions for all disciplines. The property is just approx. 45 minutes' drive to Tillyoch Equestrian Centre and the new state of the art Bogenraith Equestrian which is Scotland's premier purpose build equestrian centre.



DESCRIPTION

Glenhead has an idyllic countryside location, on the edge of rural town of Rothienorman, with stunning open views across the beautiful Aberdeenshire countryside and a feeling of space and privacy. The detached property offers a modern & spacious family home, built around the early 1990's with a chalet style frontage and spacious accommodation throughout. The house is perfectly positioned to capture the open views and enjoy the surrounding acreage. Upon entering you will find the vestibule area with storage for coats, shoes, and boots. The main entrance hall gives a spacious welcome to the home with stairs leading to the upper level. The impressive sitting room is immaculate presented and has two sets of French doors opening out to the large decking area, an interior door leads through to the dining kitchen. A lovely focal point of the sitting room is the working fireplace with ornate mantle and the décor is light and fresh with crisp white walls and co ordinating soft furnishings. Set on semi open plan to the sitting room, the sunroom offers a peaceful space, away from the sitting room in which to enjoy the view to the garden grounds. The dining kitchen which has full planning permission for a large extension, boot room and W/c is to the rear of the property and is fitted with a good range of wall and base mounted units incorporating integrated appliances including electric hob, fridge, double ovens, dishwasher, and extractor hood above.

The worksurface extends to offer an informal high seating breakfast bar and there is ample space for a table and chairs in front of the sliding patio doors. The utility room is well placed adjacent to the kitchen with an exterior door and plumbed for a washing machine. Two double bedrooms to the ground floor have been currently utilised by the current owners as a second sitting room and a home office. The family bathroom completes the accommodation on the ground floor and has been well appointed with a modern bathroom suite and separate shower enclosure.

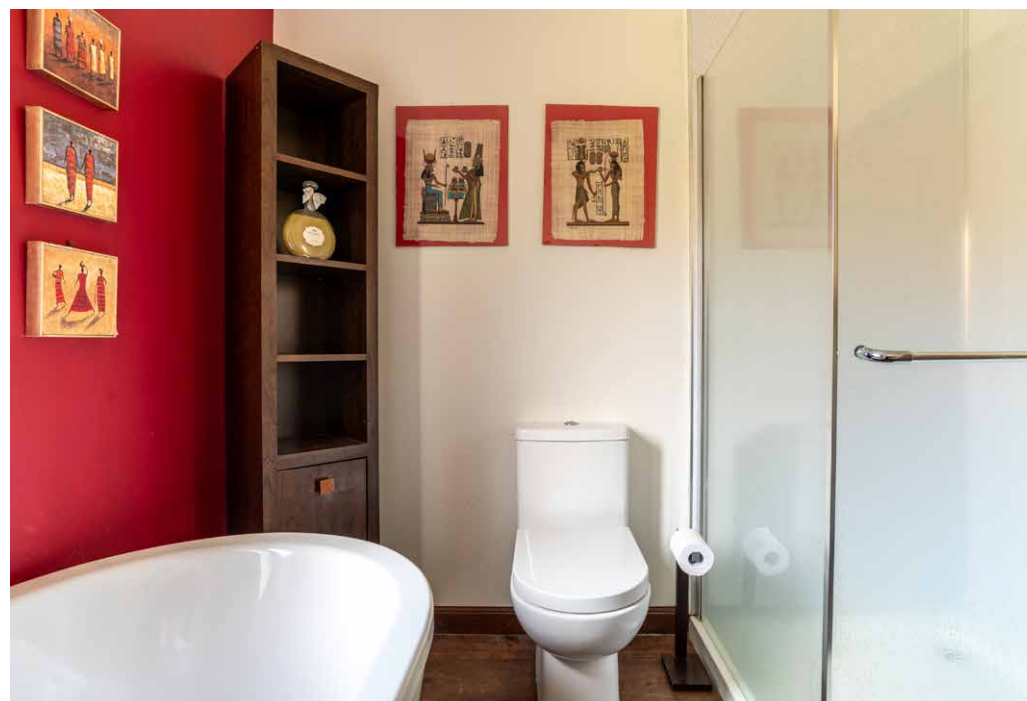
On the upper level, the generous landing space has a large airing cupboard and shower room off. The master bedroom has extensive built in wardrobes and French doors open onto a wonderful balcony area, where uninterrupted views can be enjoyed. A further bedroom also has built in wardrobes and ample space for free standing furniture.

Glenhead has generous garden grounds and excellent equestrian facilities. This includes purpose-built garage with additional tack room and two stables. There is a detached open fronted store used for storing forage and bedding and detached timber wash bay with hot and cold water, ample electric points and currently has houses a horse solarium. A further detached timber stable block houses 2 stables. The exceptionally well presented menage with a silica sand and rubber chips surface is well drained and is fully enclosed with post and rail fencing. It is fitted with training mirrors along one short side of the 25m x 60m arena. There are 4 post and rail fenced paddocks complete with water feeders. A large, detached timber implement shed with easy access to the paddocks beyond, has two sets of double doors to the front and has water and ample power points. There is generous parking available for large vehicles in yard. The garden grounds combined with the paddocks gives you your very own outdoor space to enjoy, full of wildlife which a wonderful place for children and pets to enjoy. Glenhead works exceptionally well as an equestrian property given training menage, stable block and fenced paddocks lying adjacent to the house. The land in total extended to around 4.7 acres, which includes the grass paddocks and mature gardens. The entire outdoor space creates endless opportunities and flexibility for any potential buyer to create their own countryside lifestyle.

ACCOMMODATION

Ground Floor:- Entrance Vestibule, Hallway, Living Room, Kitchen, Utility Room, and two Bedrooms.

First Floor:- Landing, Shower Room, and two Bedrooms.



GARDEN AND GROUNDS

Upon approach to the property, the driveway gives way to a large sweeping tarred driveway which is ideal for vehicles of all sizes. The gardens at Glenhead offer open views with impressive mature planting and landscaping. Screened to the rear by a bank of mature trees the gardens around the house have been well maintained and are enclosed by a decorative wall and gates. A large decked area and paved area to the side of the house is ideal for entertaining and alfresco dining. The hot tub can be sold by separate negotiation or will be removed prior to sale. This is a great location to enjoy the peace of the surroundings. Further areas of natural landscaping have been laid to lawn with shrubs and trees.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Private water from a well	Mains	Septic tank	Freehold	Oil	Band E	D

DIRECTIONS

Upon entering Rothienorman from Inverurie, turn left at the crossroads onto Blackford Road, continue straight ahead for around 0.7 miles turn left and your destination will be around 1.2 miles ahead on the left.

POST CODE

AB51 8YL

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: regulates.cheer.masks

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

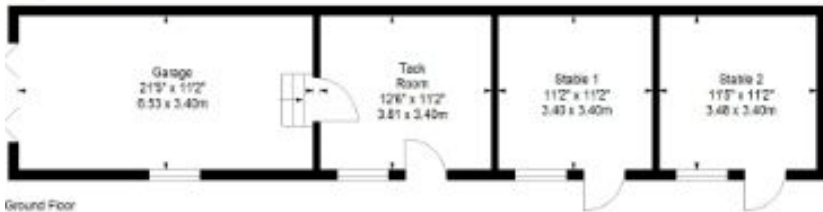
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are 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

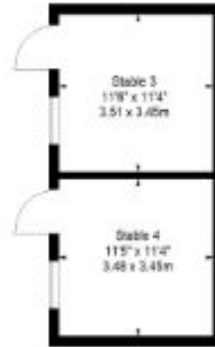
Glenhead,
Blackford,
Rothiemoran,
Inverurie,
Aberdeenshire, AB51 8YL



Approx. Gross Internal Area
1928 Sq Ft - 178.03 Sq M
Out Building
Approx. Gross Internal Area
1681 Sq Ft - 156.16 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Ground Floor



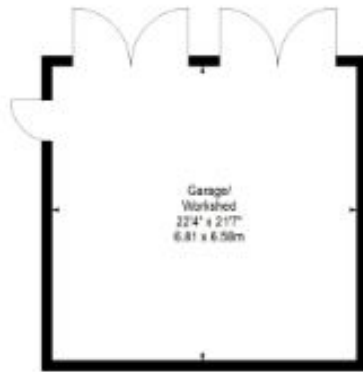
Grass Floor



Ground Floor



Ground Floor



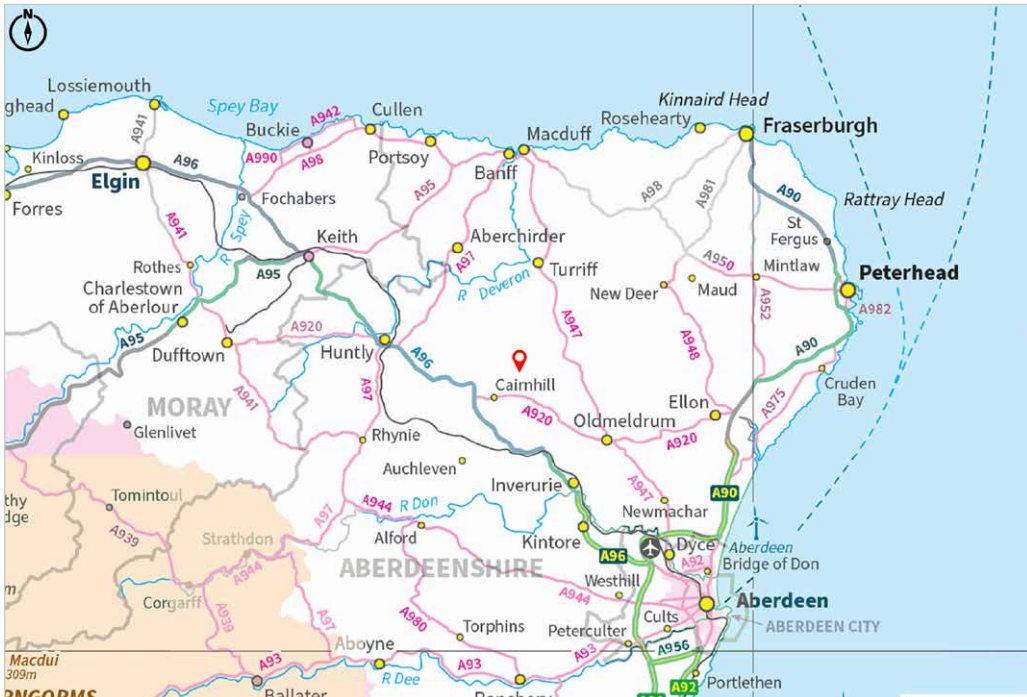
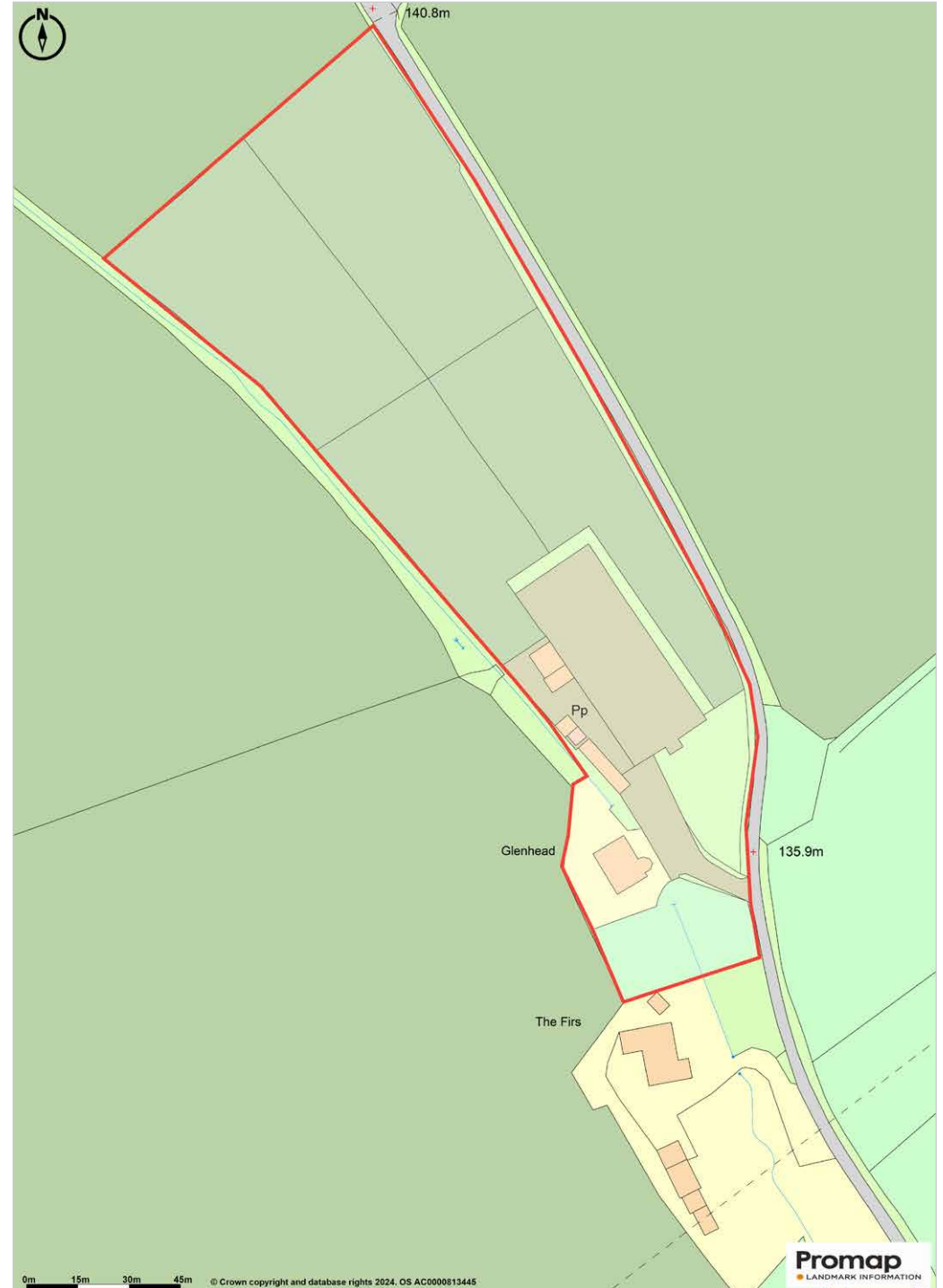
Ground Floor



Ground Floor



First Floor





Galbraith



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