

Galbraith

**REDHOUSE COTTAGE**  
ALFORD, ABERDEENSHIRE





Redhouse  
Cottage



## REDHOUSE COTTAGE, ALFORD, ABERDEENSHIRE

Detached 6 bedroom family home set in large garden grounds, all with a picturesque countryside location and beautiful open views.

Alford 2 miles ■ Westhill 19 miles ■ Aberdeen 27 miles

Acreage 0.75 acres

- 3 reception rooms. 6 bedrooms. 3 Bathrooms
- Sitting room with log burner
- Beautiful kitchen and dining room
- Detached garage and ample parking
- Around 0.75 of an acre
- Substantial gardens and views

**Galbraith**

Aberdeen  
01224 860710  
aberdeen@galbraithgroup.com





### SITUATION

Redhouse Cottage is located just a 2-minute drive from the town of Alford in an enclave of detached family homes. Schooling is provided at Alford Primary School and then Alford Academy which is a very popular community campus with a secondary school, swimming pool, library and community café. Alford is a popular town with a wealth of amenities including a health centre, shops, bank, post office, petrol station, and hotels along with a dry ski slope and transport museum. On the edge of Alford is Houghton Country Park, a 200-acre park with an array of activities available including, a children's play area, walks and trails along with a putting green and campsite. Regular bus services are available from Alford with links to Aberdeen, Westhill, Kintore and Kemnay. Aberdeen is some 27 miles away and provides a full range of leisure, recreational and entertainment facilities. It also provides good transport links with a railway station and the airport provides both domestic and international flights.

### DESCRIPTION

Redhouse Cottage is a very spacious detached family home enjoying a quiet countryside location with beautiful open views, near the town of Alford. The property sits in around 0.75 of an acre offering exceptionally generous garden grounds with a gated entry and stone chip driveway. Set well back in the plot the property is nestled peacefully with a striking backdrop of mature woodland creating a wonderful first impression upon approach. The garden grounds give a feeling of space and connectivity with the surrounding countryside and outdoors. Internally the configuration of the accommodation has been thoughtfully designed to maximise the surroundings and that inside/out flow. The light and airy interior benefits from some beautiful features including a bank of bi-folding doors to the family room, warm wood-burning stoves, high spec kitchen, and bathrooms with large picture windows where possible.



The house spans two levels and offers generous and versatile accommodation and has been extremely well designed and improved by the present owners. The decor is contemporary yet tasteful with co-ordinating flooring throughout, presenting the perfect family home with ample space for multi-generational living if required.

The first of the public rooms is accessed from double doors off the hallway. An impressive family room with bi-folding doors provides access to the decked patio and views of the garden and beyond. An open fireplace creates a warm atmosphere and the crisp neutral décor works well with the wood flooring. There is an open plan aspect to this room as it flows effortlessly through to the dining kitchen.

Truly the heart of the home, the bespoke dining kitchen has a lovely ambience with a ceramic Belfast sink and an exceptional range of thoughtfully placed bespoke base units with ample work surfaces. A central island with a granite top has storage below and high seating to both ends, ideal for informal dining. Given the size of this room, you can comfortably have a further breakfast table if desired. There are a variety of high-quality appliances including a dual-fuel AGA Range cooker along with a free-standing American-style fridge freezer. Leading off the kitchen a utility room caters well for all laundry requirements and has an external door.

Accessed via double French doors from the kitchen, the dining room is an exquisite addition to the ground floor and is a most versatile room. The double-height pitched ceiling with Velux windows creates a room awash with natural light and French doors lead out to the garden. There is ample space for a large dining table and chairs as desired.



The generous sitting room has a log-burning stove nestled in a corner offering a super focal point. An expansive picture window overlooking the front draws you in with an almost panoramic view of the garden grounds and the décor, quality carpeting along with the vertical column radiator create a comfortable room to relax and enjoy.

Returning to the main entrance hall a well-appointed office with durable flooring and space for desks as required could also be utilised as a sixth bedroom if required. Bedroom five is a spacious double room with views over the front garden. Bedroom four is an equally well-proportioned bedroom benefiting from 'Jack and Jill' access to the family bathroom. The impressive family bathroom has been fitted to a high standard and oozes minimalist charm. There is a large walk-in glazed shower unit with a separate bath and a fitted vanity unit with a concealed cistern. A light tunnel to the roof allows natural light to flood in. Again a vertical column radiator is an attractive feature along with the gloss porcelain floor and wall tiles. A second WC also serves the ground floor accommodation.

Continuing upstairs you will find an upper hallway which gives access to the rest of the accommodation. The master suite is an expansive room that benefits from a range of fitted wardrobes and a luxury en-suite shower room. Bedrooms two and three are superior double bedrooms, equally well presented with fresh décor and quality carpeting. Bedroom two also has a large walk-in cupboard. Completing the upper floor accommodation is a well-placed shower room, ideal for teenagers or guests to use.



## ACCOMMODATION

Ground Floor: Entrance hall, family room, dining kitchen, dining room, sitting room, utility room, study/ bedroom Six, family bathroom, bedroom five, bedroom four, WC.

First Floor: Bedroom one, en-suite shower room, bedroom two, shower room, bedroom two

## GARDEN GROUNDS

Redhouse Cottage sits in around 0.75 of an acre making for a beautiful outdoor space. The large grass lawn is surrounded by a range of mature trees offering a high degree of privacy, but also provides an idyllic habitat for birds and the garden has a range of wildlife visitors throughout the seasons. Subtle wire and post fencing is in place to ensure the garden is an enclosed safe haven for pets and younger children. Wooden gates open to allow access to the stone chip driveway which in turn leads to ample parking in front of the detached double garage. To the front of the house is a sheltered decked patio area, ideal for outdoor seating and alfresco dining. The timber pergola seating area offers a superb seating area to enjoy a sheltered view of the garden. The detached garage has two single doors and has power, light, an outside tap and a side pedestrian door.

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

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Redhouse Cottage	Mains	Mains	Septic Tank	Freehold	Air Source	Band G	D

## DIRECTIONS

Travelling from Aberdeen on the A944, Aberdeen/Alford road, continue through the village of Alford and take a right onto Kingsford Road. Continue along Kingsford road until the give way junction, turn right onto the Old Military Road. Continue for some distance along and Redhouse Cottage is on the right hand side with its distinct white fence, gate and red sign.

## POST CODE

AB33 8NE

## WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: outbound.reserve.slime

## 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

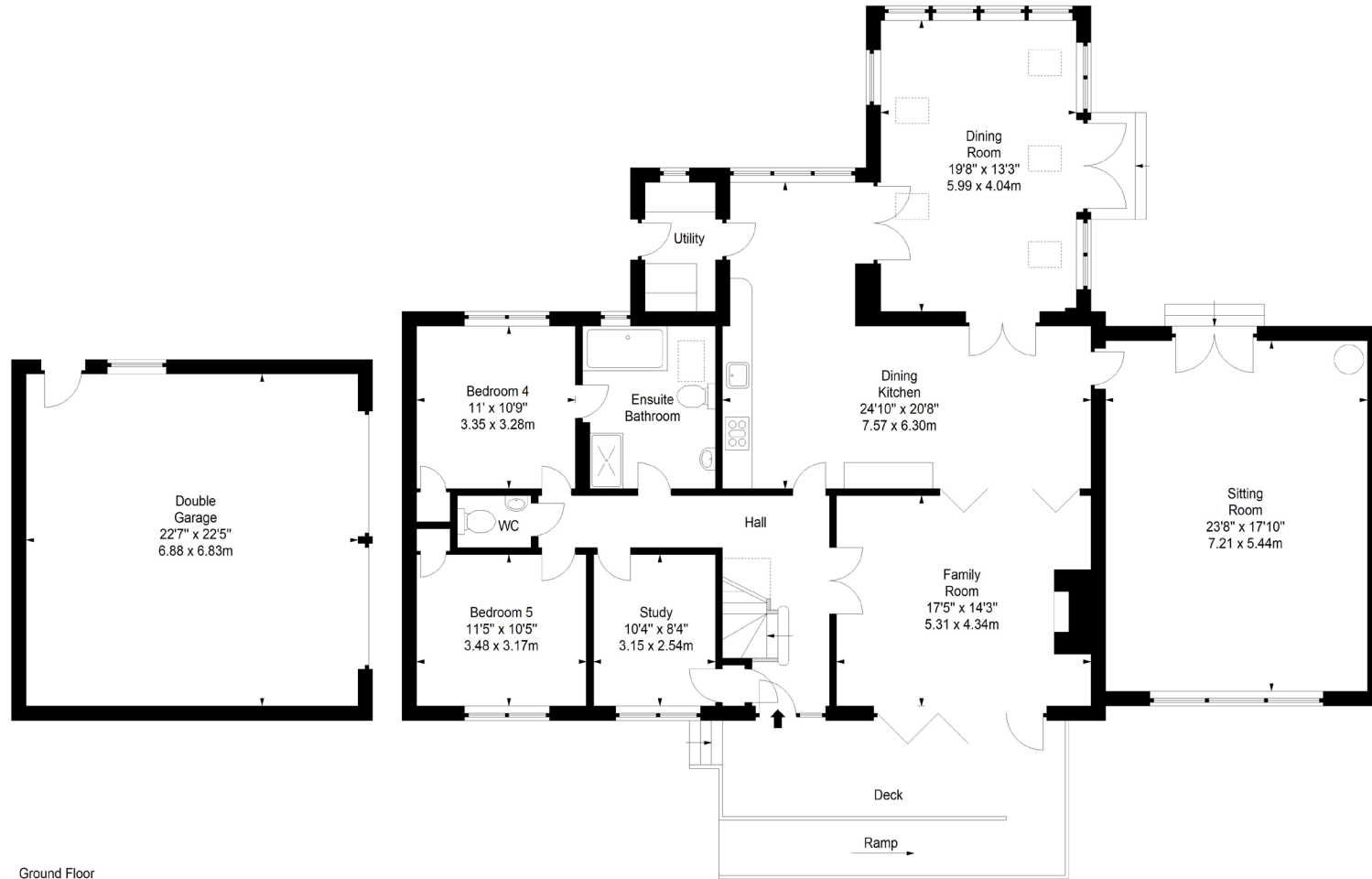
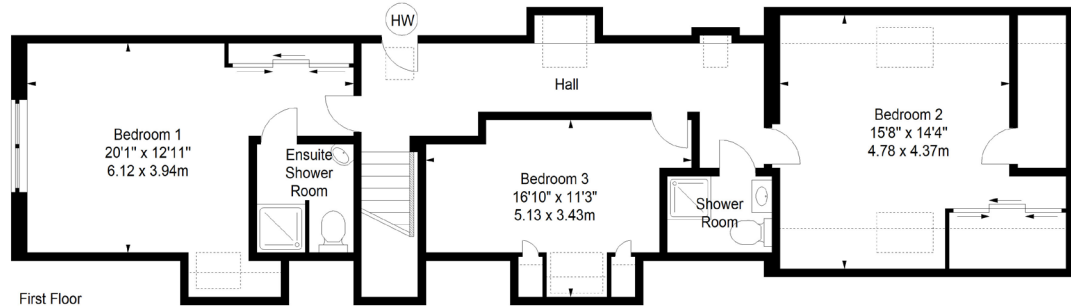
Failure to provide required identification may result in an offer not being considered.



Redhouse Cottage,  
Alford,  
Aberdeenshire, AB33 8NE



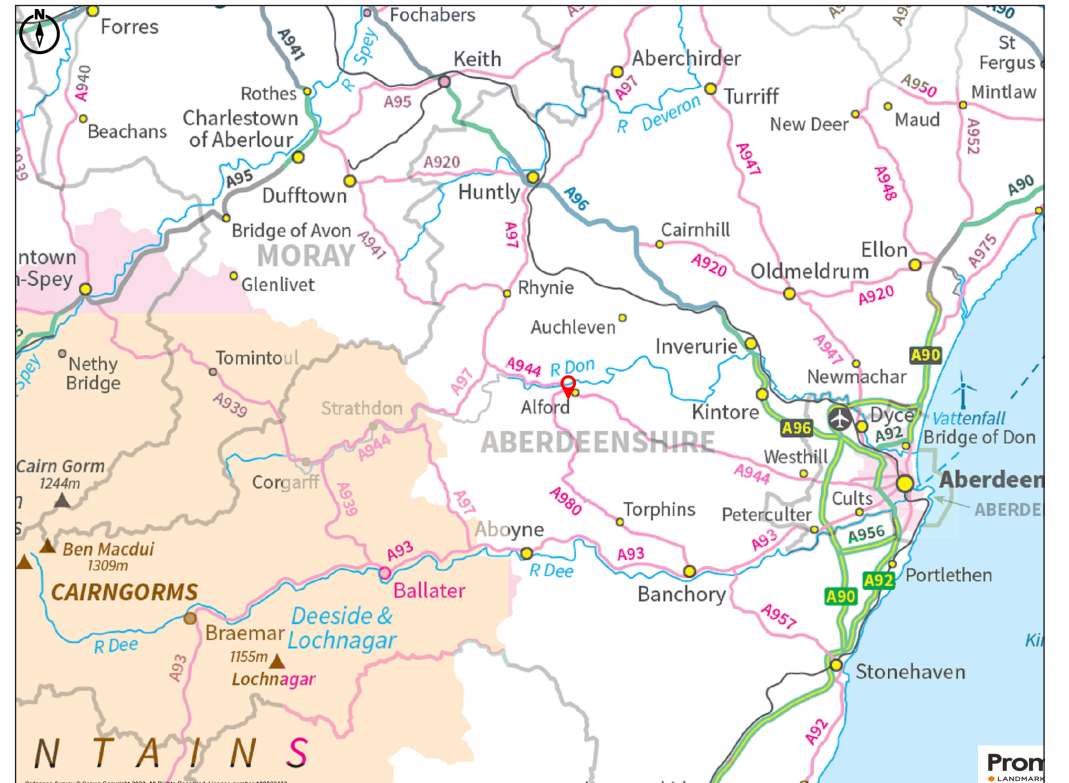
Approx. Gross Internal Area  
3008 Sq Ft - 279.44 Sq M  
Garage  
Approx. Gross Internal Area  
515 Sq Ft - 47.84 Sq M  
For identification only. Not to scale.  
© SquareFoot 2023





### 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 September 2023







**Galbraith**



RESPONSIBLY PRINTED  
PLEASE RECYCLE