

Craigie Park

Whitecairns | Aberdeen



Galbraith



Deceptively spacious detached family home, with various outbuildings and around 26 acres of agricultural land



Potterton 2.4 miles | Aberdeen International Airport/ Dyce 5 Miles | Aberdeen City 6 miles

(All distances are approximate)

3 reception rooms. 5 bedrooms

Substantial parcel of land with a variety of purposes

Superb countryside location

Versatile outbuildings

Easy commuting to Aberdeen

Galbraith

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Situation

Craigie Park is located within Whitecairns, a small rural settlement in the Northeast of Scotland, located approximately 6 miles from Aberdeen city centre. The surrounding landscape is typical of rural Aberdeenshire, consisting of farmland, scattered woodland, and open fields, giving it a strong sense of privacy and space. It is a peaceful location with the village of Potterton located just a short drive away. The area is within easy access of Aberdeen International Airport and the oil related offices at Bridge of Don, Dyce and Westhill. The Aberdeen Western Peripheral Route is located to the south of Potterton, providing an easy commute to other areas south of the city. The Bridge of Don Retail Park is a short drive and offers a few useful retailers including Costa and Marks & Spencer food hall with café. There is a primary school at nearby Balmedie, whilst secondary education is available at Bridge of Don. There is a good equestrian community in the vicinity with the Cabin Equestrian Centre & Riding Club, Lady Leys Equestrian Centre and Ardmadden Equestrian just a short drive away. Balmedie Beach is just a short 10-minute drive from the property and is well known for excellent horse access with ample horse box parking and beautiful beach hacks along the open sands.

Description

Craigie Park is a deceptively spacious one-and-a-half storey detached dwelling, the property has been thoughtfully extended over the years to create a substantial and highly adaptable family home. Extending to approximately 185 sqm, the property offers generous accommodation arranged over two levels.



Set within a sheltered and secluded position, Craigie Park is accessed via a private unmade track just off the main road, ensuring a high degree of privacy. The property is surrounded by its own agricultural land and woodland, extending to around 26 acres, creating a rare lifestyle opportunity in a peaceful rural setting yet with close and easy commuting to Aberdeen itself. Having been cherished by the current owners for around four decades, the home has seen a variety of room configurations, today it has a natural flow and well-balanced layout. Particular note should be made of the open plan kitchen and dining area, which forms a bright and sociable hub of the home.

The accompanying outbuildings offer exceptional versatility, presenting scope for a variety of uses depending on individual requirements and the surrounding land is thoughtfully arranged, with two paddocks positioned to the north and south of the property, alongside garden grounds immediately surrounding the house. This property is ideally suited to those seeking smallholding or equestrian pursuits.

Upon approach, the driveway can accommodate several vehicles with easy manoeuvring. Entry to the property is from the driveway side and via the rear door entrance which leads into a reception porch where the inner hallway provides access to the majority of the ground floor accommodation. The dining kitchen is well-appointed with a range of wall and base units, complemented by a generous pantry cupboard. The adjoining dining area is flooded with natural light and enjoys attractive views over the gardens and surrounding land. A well-proportioned utility room offers additional storage and external access.

The lounge is a warm and comfortable room, centred around a feature fireplace with inset log burner. To the rear, a formal dining room and conservatory provide further flexible living space. An open-tread staircase leads to the upper level. The ground floor is completed by a double bedroom, a study, and a shower room, along with a conveniently located WC and family bathroom. Upstairs, three further bedrooms benefit from excellent natural light and open countryside views.

Craigie Park represents an outstanding opportunity to acquire a private rural retreat with land to use as desired. The property is well placed for commuting to Aberdeen City, as well as the nearby industrial parks at Dyce and Westhill. A range of local amenities are within easy reach, while Balmedie Beach lies close by. The surrounding area also boasts a strong equestrian community.

Accommodation

GROUND FLOOR: Entrance Porch, Hall, Living Room, Two Bedrooms, Dining room, Kitchen and Dining Area, Bathroom, WC, Shower Room, Utility Room.

FIRST FLOOR: Landing. Two Bedrooms, Single Bedroom/Study.

Land

The property extends to approximately 26 acres, offering a versatile mix of grazing land, paddocks, and amenity grounds well suited to agricultural, equestrian, or lifestyle use. The land is divided into separate field enclosures to the north and south of the property, with garden grounds surrounding the house, providing a balanced combination of practical and more family orientated space. In addition, the land includes areas of woodland and a pond, which enhance the natural environment and attract a variety of wildlife. Access is via a private track, providing a high degree of privacy in a rural setting.



Outbuildings

Craigie Park benefits from an extensive range of outbuildings offering excellent versatility for storage, livestock, workshops, and a variety of agricultural or rural business uses. The buildings provide substantial operational space, with part of the accommodation improved to offer a more functional internal area suitable for office, hobby, or ancillary use, complete with power, lighting, and WC and shower facilities. The remaining outbuildings provide practical general-purpose space, making the holding well suited to a range of farming, equestrian and commercial opportunities.

Tenure

Freehold

Council Tax

Band G

EPC

Band E

Services

Mains Water and Electricity | Private Drainage | Oil Fired Heating

Directions

From Aberdeen travelling north along the A90, at the B&Q roundabout take the first exit onto the B999 Potterton/Tarves Road. Continue through Potterton and pass the airport turn-off on the left. Just before reaching Whitecairns, turn right onto the private track, signed Craigie Park which will lead you down to the property, as indicated by our For Sale board.



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Post Code: AB23 8UN

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.

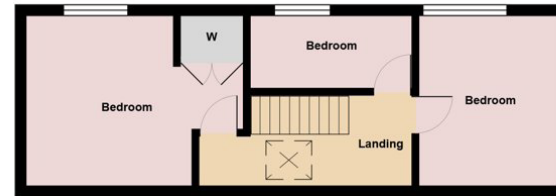
Failure to provide required identification may result in an offer not being considered.

Health & Safety

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

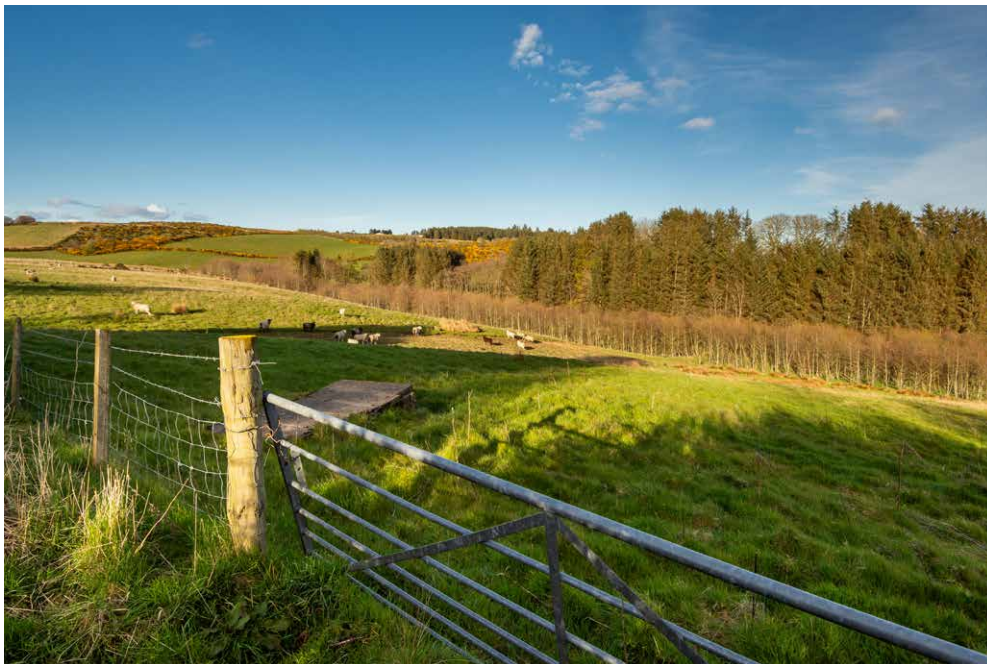


Craigie Park



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 April 2026





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