

EASTER SKENE HOUSE
SKENE, WESTHILL, ABERDEENSHIRE



Galbraith



EASTER SKENE HOUSE SKENE, WESTHILL, ABERDEENSHIRE

Aberdeen City 8 miles Aberdeen Airport 7 miles Aberdeen Coast 10 miles

**AN IMPOSING VICTORIAN COUNTRY HOUSE IN BEAUTIFUL GARDEN GROUNDS
WITH VIEWS OF LOCH OF SKENE**

About 29.96 acres (12.12 hectares)

Main House - 4 Reception Rooms including Library. 6 bedrooms. 4 Bathrooms

Two bedroom Nanny/ Staff accommodation wing

Charming 3 bedroom Gardener's Cottage

Sweeping driveway, rolling grass lawns & mature woodland

Private position with beautiful open views of Loch of Skene

Easy access to Aberdeen City & other major cities across Scotland

Galbraith

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SITUATION

Easter Skene House is located to the West of Aberdeen and enjoys a highly private and sheltered position surrounded by its own expansive grounds. The desirable location allows you to easily access Aberdeen city and the beautiful coastline to the east within 10 miles, or equally you can head west through the world renowned Royal Deeside and into the Cairngorms National Park in a 40 minute drive. Positioned on the edge of Kirkton of Skene, this charming village is only a short walk and has a lovely coffee shop selling local produce. The larger town of Westhill is only 3 miles away and offers an excellent range of amenities including Tesco, Marks and Spencer and Costco and further quality retail units. There are highly regarded primary and secondary schools and a range of restaurants, along with your everyday requirements of a dentist, doctor's surgery, library, sports centre, swimming pool and 18 hole golf course. Westhill is also well placed for easy access to the business parks in Westhill, Kingswells and Dyce.

The city of Aberdeen offers endless art, culture and events including His Majesty's Theatre and the highly popular new Aberdeen Art Gallery, which has undergone a once-in-a-lifetime £30m transformation. There are restaurants, bars, coffee shops and major national retailers together with a railway and bus station. Private education is available in Aberdeen at Robert Gordon's College, St. Margaret's School for Girls, Albyn School and the International School of Aberdeen. Easter Skene House is well connected with Aberdeen International Airport located only 7 miles away with regular domestic flights within the UK, particularly to London Heathrow. There are also daily flights out with the UK to many international locations including Schiphol Airport in the Netherlands, connecting you onwards around the world. Daytime & overnight sleeper train services are available at Aberdeen Railway Station. Aberdeen Western Peripheral route is only 5 miles away providing easy access to other major Scottish cities including Edinburgh, 2 hours 40 minutes, and Inverness, 2 hours 30 minutes.



DESCRIPTION

Easter Skene House is an impressive 'B' Listed Victorian country house built in 1832 and designed by Scottish Architect, John Smith, Aberdeen's most prominent architect. Positioned perfectly to the south west is an outstanding open view of Loch of Skene, Easter Skene House sits within around 30 acres of garden grounds and woodland offering privacy and space. The house has a harled finish under a slate roof, 4 bay windows including the two storey porch entrance, and circular conical-roofed tower.



The two imposing public rooms to the front of the house, the drawing room and dining room, are what one would expect of Easter Skene House. Incredibly high ceilings, fine period features and outstanding views, combining to offer wonderful entertaining space. The most impressive entrance hall provides access to both public rooms and sets the tone for the entire house & setting. The library offers a cosier, more relaxed space, as does the family TV room to the rear of the house. The large kitchen has an easterly outlook enjoying the morning sun.

One continues up the beautiful main staircase to the first floor, where you will find all bedrooms. The principal bedroom has an ensuite bathroom and the option of a dressing room. A further bedroom enjoys an ensuite bathroom, whilst the remaining 3 bedrooms are serviced by 2 further bedrooms.

To the rear of the main house there is a nanny or staff accommodation which comprises a lounge on open plan to the kitchen and a rear staircase leading up to two bedrooms and a bathroom. Should staff accommodation not be required, then these rooms can easily be incorporated within the main house to offer additional space.

ACCOMMODATION

Main House Ground Floor: Vestibule, Drawing room, Dining room, Library, TV Room, Dining Kitchen, Laundry Room, Drying Room, Cloak Room.

Nanny/ Staff Accommodation: Sitting room/ kitchen.

Main House First Floor: Principal Bedroom with Ensuite Bathroom. Bedroom Two with Ensuite Bathroom. Bedroom 3 Bedroom 4, Bedroom 5, Bedroom 6/ Dressing Room.

Nanny/ Staff: Accommodation: Staff Bedroom 1, Staff Bedroom 2, Bathroom.

Lower Ground Floor: Cellar with Boiler Room, Store Room & Wine Cellar.

GARDENS & GROUNDS

Easter Skene House sits within beautiful garden grounds and woodlands of around 29.96 acres (12.12 hectares), offering privacy & space. These grounds allow the house to have a wonderful peaceful setting encompassing the entire house and to maximise the outstanding open views towards Loch of Skene.

Stone pillars mark the entrance to Easter Skene house with a sweeping drive, flanked by trees, leading round until the main house appears ahead of you through the trees. The formal arrival area to the front of the house offers plentiful parking and space to turn, whereas further parking is located to the rear of the house beside the garaging.

A rolling grass lawn lies to the front of the main house with mature trees and rhododendrons. Beyond the front lawn to the south west is a 9 acre paddock edged by mature trees and to the west side of the house is mature woodland, known as Easter Skene Wood. There are natural paths through the grounds and woodlands surrounding Easter Skene House, offering a peaceful and tranquil outdoor space.

OUTBUILDINGS

Double garage and adjoining single garage. These garages can be accessed internally from the main house. Two outdoor store rooms accessed externally.

HISTORIC SCOTLAND

Easter Skene House is 'B' Listed.





GARDENER'S COTTAGE

To the east of the main house is the discreet and charming Gardener's Cottage. A traditional detached stone cottage extending over two floors. In need of modernisation throughout, this cottage allows any proprietor of Easter Skene House the opportunity to own additional accommodation within the grounds to serve a multi-generational living requirement, accommodation for visiting family & friends, or equally as staff accommodation.

Ground Floor: Vestibule, Hall, Sitting Room, Kitchen, Dining Room/Bedroom 3.

First Floor: Bedroom 1, Bedroom 2 & Bathroom.

Gardens & Garage

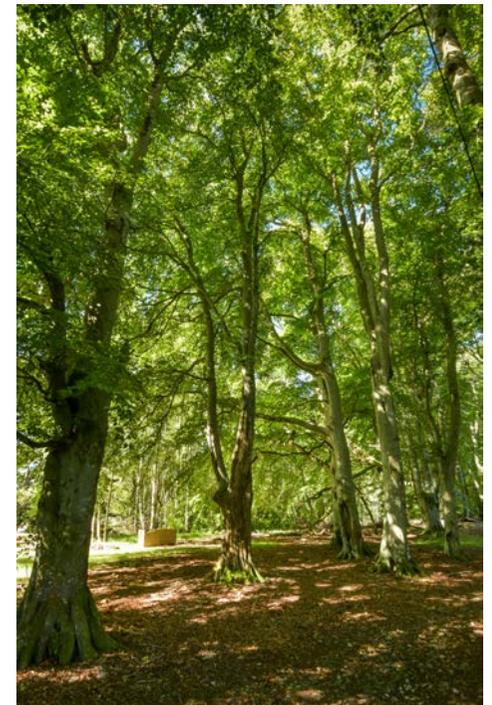
Should the purchaser of Easter Skene House not wish to purchase Gardener's Cottage, it should be understood that the cottage will likely be sold to a third party on the open market, along with any necessary rights of access.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Easter Skene House	Mains	Mains	Septic Tank	Freehold	Oil	Band H	Band F
Gardener's Cottage	Mains	Mains	Septic Tank	Freehold	Oil	Band D	Band F

WATER

Both Easter Skene House and Gardener's Cottage are connected to the public water main. However, these connections are part of a more extensive system of water pipes serving additional property and the whole network is supplied through a single water meter. As such the successful purchaser (or purchasers if Easter Skene House and the Gardener's Cottage are sold separately) will be required to make their own dedicated connections to the public main. The purchaser(s) will be required to make these connections within four months of entry. Such rights as may be necessary will be granted to facilitate the works.





BOUNDARY FENCING

The purchasers will be obliged to erect and thereafter maintain boundary features wholly at their own expense.

DIRECTIONS

Travelling west from Westhill on the A944 and after around 1 mile turn right onto the B979 sign posted for 'Kirkton of Skene'. Continue up the hill for a short distance, passing the 30 mph sign. The road continues straight and there is a turn off to the left. At this junction to the North there are stone pillars which is the entrance to Easter Skene House.

POSTCODE

AB32 6YB

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///admits.pheasants.aimless

VIEWINGS

Strictly by appointment with the Selling Agents.

SOLICITORS

Brodies LLP, 58 Morrison Street, Edinburgh EH3 8BP T: 0141 228 3777

LOCAL AUTHORITY

Aberdeenshire Council, Woodhill House, Westburn Rd, Aberdeen AB16 5GB

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

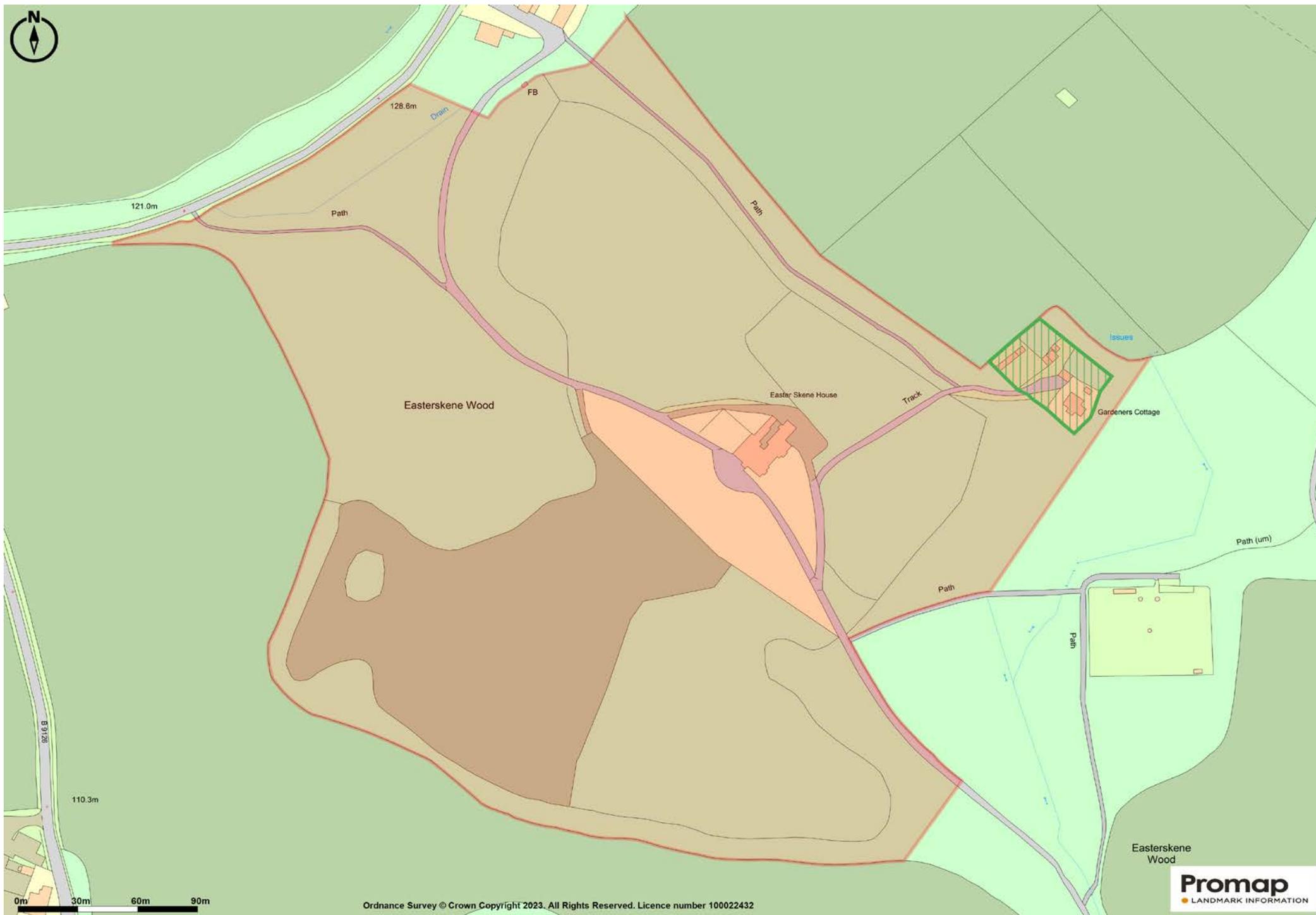
ANTI MONEY LAUNDERING (AML) REGULATIONS

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.

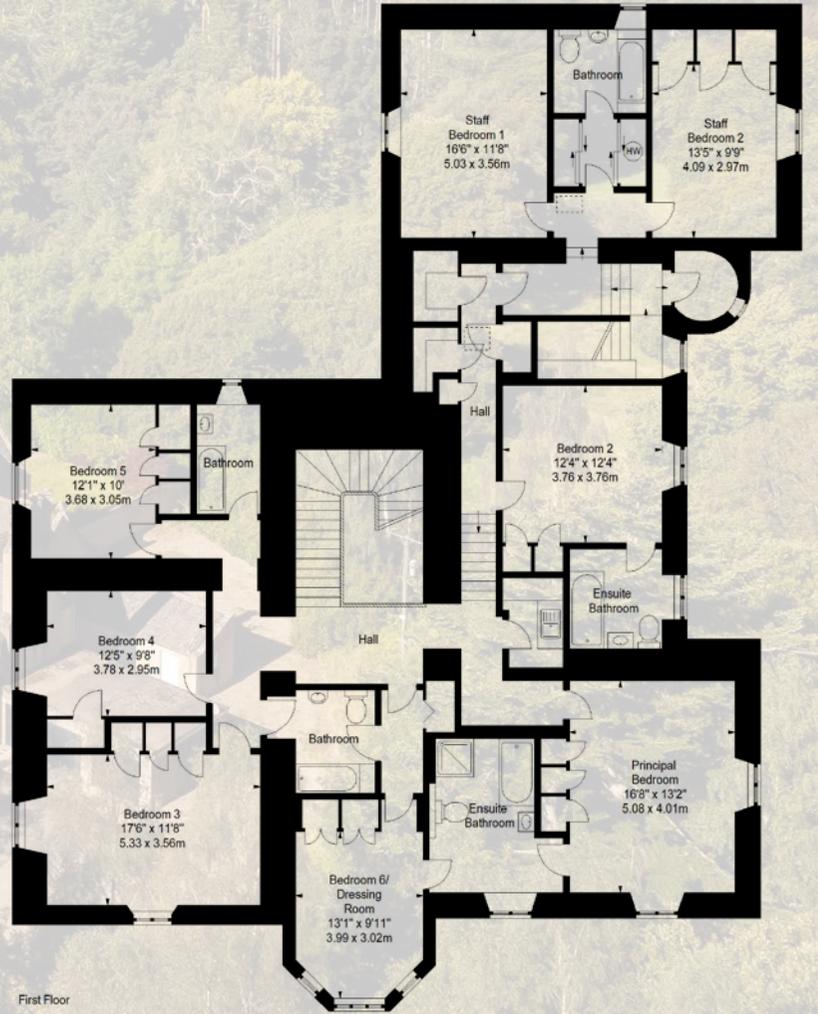
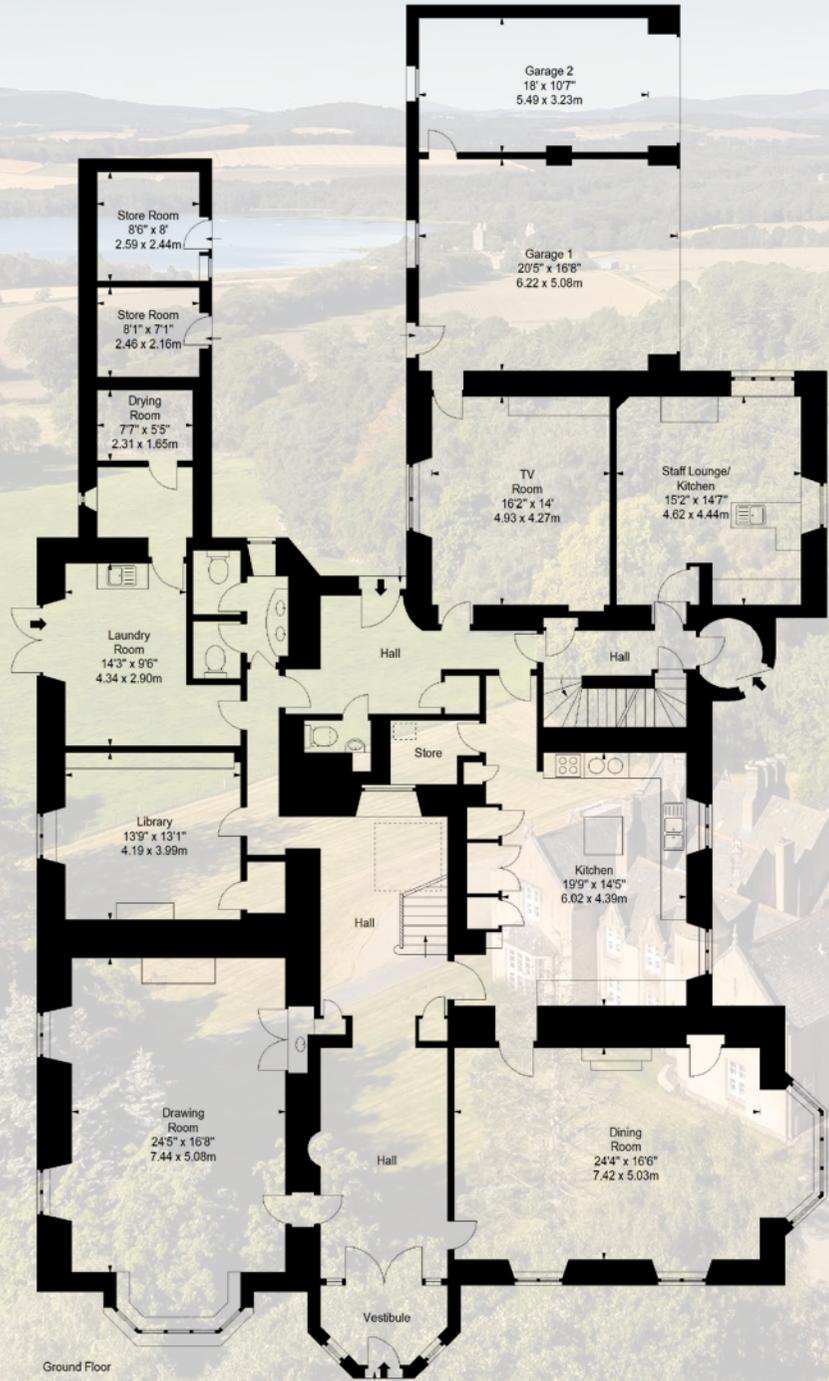
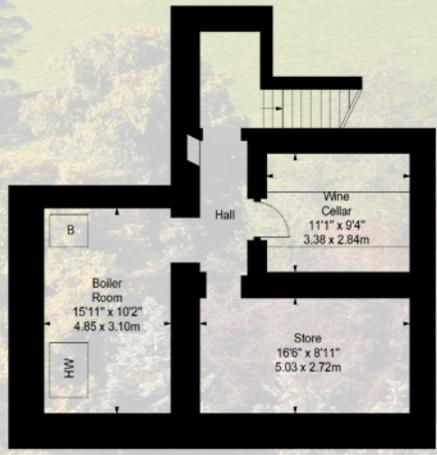




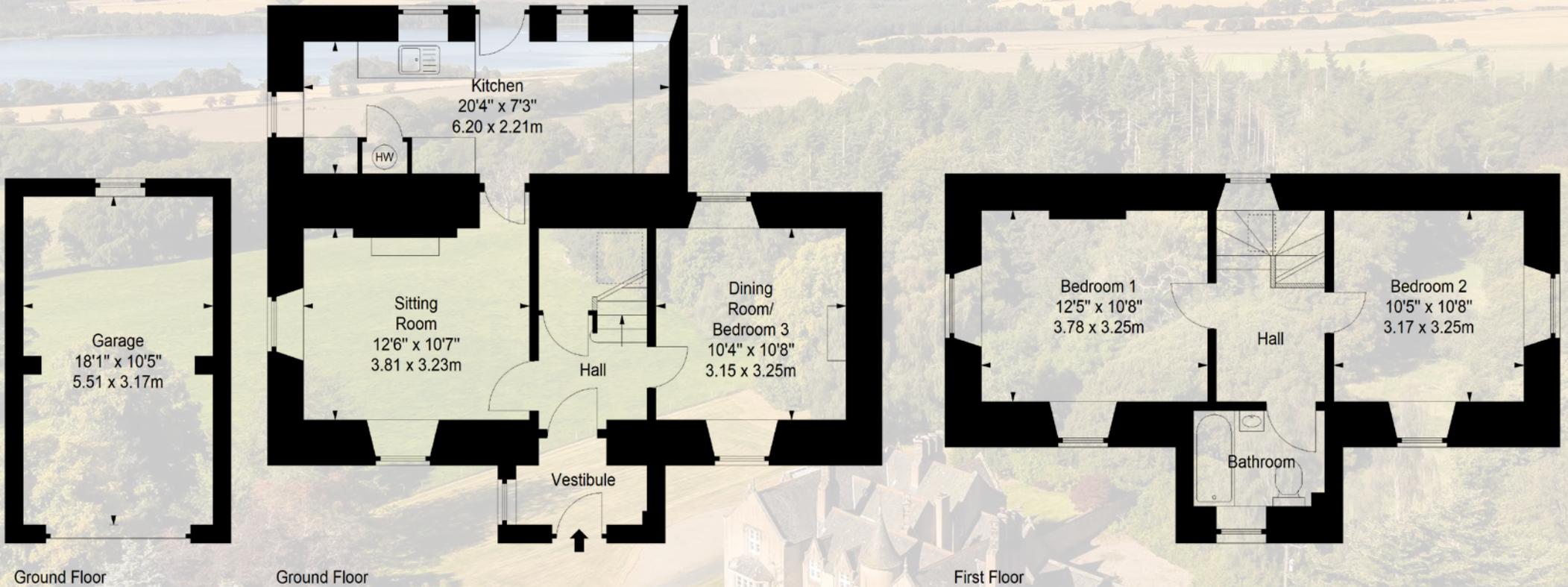


**Easter Skene House,
Skene,
Westhill,
Aberdeenshire, AB32 6YB**

 **SquareFoot**
 Approx. Gross Internal Area
 7603 Sq Ft - 706.32 Sq M
 (Including Garage & Shed)
 Gardeners Cottage
 Approx. Gross Internal Area
 927 Sq Ft - 86.12 Sq M
 Garage
 Approx. Gross Internal Area
 193 Sq Ft - 17.93 Sq M
 For identification only. Not to scale.
 © SquareFoot 2023



**Gardeners Cottage,
Skene,
Westhill,
Aberdeenshire, AB32 6YB**



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.



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