

CULDRAIN LODGE, GARTLY, HUNTLY, ABERDEENSHIRE

Superb traditional dwelling with four bedrooms, landscaped gardens and around 11 acres.

Huntly 4.1 Miles ■ ??? 14 miles ■ Inverurie 21 miles

- 3 reception rooms. 4 bedrooms
- Superb rural location in the heart of Aberdeenshire
- Ideal farming community lifestyle
- Whitewashed exterior with generous proportions
- Approx 11 acres of agricultural ground
- Large metal clad outbuilding

Galbraith

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SITUATION

Situated approximately 4 miles away. Huntly is an historic town, the amenities now include two major supermarkets, a thriving farmers market, local shops and recreational facilities, including the popular Nordic Ski Centre, a swimming pool, a picturesque golf course and Huntly Falconry Centre. Huntly has a cottage hospital with A&E and a dental practice. The town also boasts its own thriving cinema which shows national opera and ballet productions as well as the latest movies. The train station provides a direct link to Aberdeen and Inverness. A regular bus service also operates to Aberdeen and Aberdeen International Airport is within 45 minutes of the house. Huntly is in the heart of Aberdeenshire and has unrivalled access to both the Grampian and Cairgorm Mountains and the Moray Firth with its superb beaches, golf courses and whale and dolphin watching. The Huntly mart is around 4 miles and Huntly in general has a strong farming background.

DESCRIPTION

Located in a wonderful rural setting, this 1.5 storey stone built house dates to around 1900 and was extended in 1930, today the house is a warm and inviting family home with particularly spacious rooms, ideal for any growing family. A lovely feature is the whitewashed external walls against the rural landscape background. The ground floor begins with an entrance vestibule leading into the main hallway. There are two public rooms overlooking the front, the well-proportioned living room features a working open fireplace, and the large dining room has a lovely bay window and ample space for a range of free-standing furniture, both feature high ceilings, deep skirting and ceiling cornice. The kitchen is fitted with a comprehensive range of pine wall and base mounted units, complimented by matching worksurfaces. The utility room is beyond and offers a second external access. There are two large double bedrooms on the ground floor the first of which has been elegantly presented and the second, equally well presented and benefits from a large en-suite. The family bathroom with free standing roll top bath and separate shower enclosure completes the ground floor accommodation. On the upper level there are a further two large bedrooms both of which have generous room dimensions and are light and airy with views to the countryside and beyond.

ACCOMMODATION

Ground floor - Entrance vestibule, hallway, living room, sitting room, dining room, kitchen, bedroom with en suite shower room, further bedroom, kitchen, utility room, bathroom with WC.

First floor - 2 bedrooms.

GARDEN GROUNDS

Garden areas provide access with areas of grass and borders. We understand that the total extent of the site is around 11 acres. Boundaries are mainly of post and wire fencing. Located within the site is a metal clad agricultural shed. There is ample parking around the property with a hard standing driveway.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Share Private Water	Mains	Septic Tank	Freehold	Oil	Band E	D

POST CODE

AB54 4PY

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: <https://w3w.co/cable.ages.lecturing>



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 April 2025





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