



PLODHILL OF POTTERTON
POTTERTON, ABERDEENSHIRE

Galbraith



PLODHILL OF POTTERTON, POTTERTON, ABERDEENSHIRE

Impressive 4 bedroom / 2 public room detached family home in a desirable countryside location close to Aberdeen City.

Balmedie 2 miles ■ Aberdeen 6 miles ■ Aberdeen Airport/ Dyce 5.5 miles

- 2 reception rooms. 4 bedrooms 2 Bathrooms
- Peaceful countryside location
- Convenient for commuting
- Gardens with decking and mature lawns
- Ample parking with a large driveway
- Local amenities close at hand

Galbraith

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SITUATION

Potterton is a tranquil village in Aberdeenshire, situated about 6 miles north of Aberdeen city centre and roughly 2 miles southwest of Balmedie. Nestled amidst expansive, gently rolling countryside, Potterton has a small, tight-knit population, giving it a strong sense of local identity. The village features historic stone buildings, including a local church, and is surrounded by farmland and woodland. It's a quiet, family-friendly place ideal for those seeking a slower pace of life. The nearest primary school is Balmedie School, about 2.5 miles away, while the closest secondary option is Oldmachar Academy, around 3 miles away. For rail links, Dyce station lies approximately 4 away, with Aberdeen station also within reachable distance. Medical services are accessible too, the nearest GP surgery is in Dyce. One of Potterton's most valuable features is its proximity to Aberdeen International Airport, located just 5.5 miles (approximately 10 minutes by car) to the west. This makes the village highly convenient for frequent flyers, offshore workers, and business travellers. The airport offers domestic and international flights. In addition to passenger services, the airport is a major hub for the North Sea oil and gas industry, further supporting local employment and economic activity.

DESCRIPTION

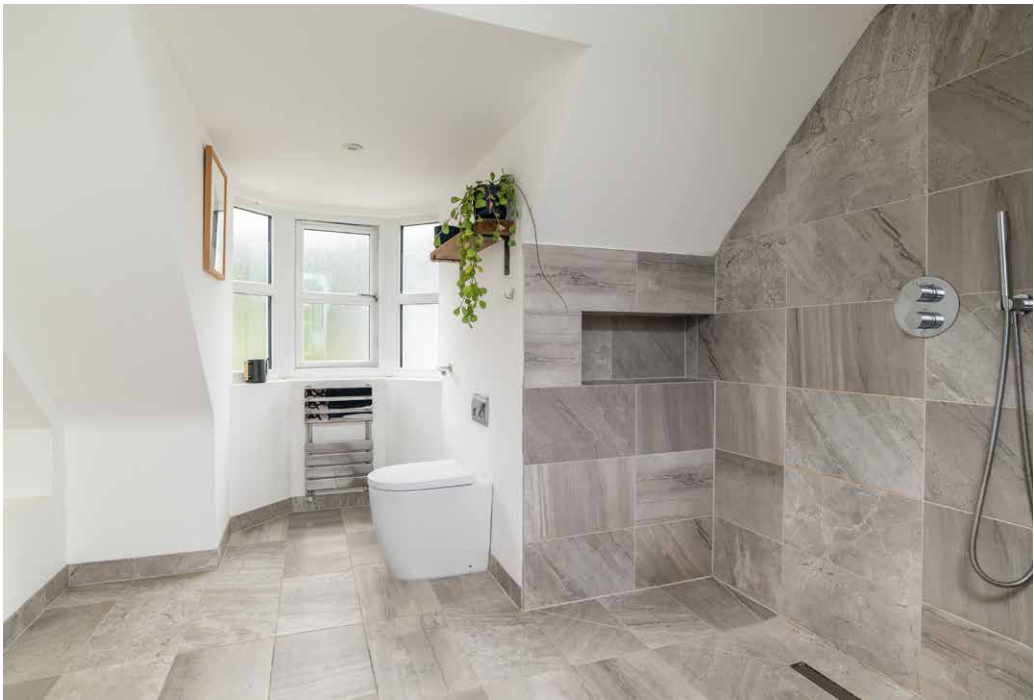
Nestled on the tranquil outskirts of Potterton, just eight miles north of Aberdeen city centre, Plodhill of Potterton offers a rare opportunity to enjoy semi-rural living without sacrificing accessibility. Built circa 1910 and tastefully extended over time, this charming one-and-a-half storey detached dwelling exudes character, space, and versatility the perfect haven for those seeking peace, practicality, and proximity to city amenities.

As you enter the property, you're welcomed by a traditional porch leading into a thoughtfully arranged ground floor. Here you'll find a well-sized third bedroom, a bright and spacious living room featuring a cosy wood-burning stove, a generous dining kitchen complete with integrated appliances and underfloor heating, a useful study, a modern bathroom with WC, and a separate utility room. Every space is designed to balance comfort and functionality, with natural light streaming through timber and PVC-framed double-glazed windows that frame views of the beautiful garden grounds.

Upstairs, a central hallway connects two further bedrooms, including a principal bedroom with its own en-suite wet room — also enhanced with electric underfloor heating. Quality timber details are found throughout the home, from the internal panel and glass doors to the skirtings and facings, giving the property a warm, timeless feel.

Plodhill of Potterton is a delightful property offering a wonderful lifestyle and a blend of traditional charm and modern convenience in a peaceful setting. While local amenities close at hand with additional range of shops, services, and cultural attractions just a short drive away in Aberdeen. Whether you're seeking a family residence, a creative retreat, or a unique countryside escape, this distinctive property awaits.





ACCOMMODATION

GROUND FLOOR: Entrance Porch, Bedroom 3, Living Room, Dining Kitchen, Study, Bathroom with WC and Utility Room.

FIRST FLOOR: Hallway, Bedroom with En-suite Wet Room and Bedroom two

GARDEN GROUNDS

Externally, the home is surrounded by landscaped gardens primarily to the front, with lush lawns, mature shrubs, and a raised timber deck perfect for outdoor entertaining or simply enjoying the fresh country air. A stone-chipped driveway to the rear, framed with cobblestones, provides ample parking, and the boundaries of the property are partly enclosed by timber fencing for added privacy. A detached timber garage and store offer additional space and flexibility, while a partially covered skateboard ramp brings a unique touch for active families.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Mains	Mains	Septic Tank	Freehold	LPG	Band D	F

DIRECTIONS

Begin at Aberdeen city centre near Union Street or Guild Street. Head north on the A90 (Aberdeen–Ellon road). After a few miles, you'll reach a roundabout near B&Q at Murcar. At the roundabout, take the first exit onto the B999 (towards Pitmedden/Tarves) Continue along the B999 you'll pass by countryside scenery as you approach Potterton. Once reaching the village continue on the B999 just as you are leaving the village, the property is on the left hand side.

POST CODE

AB23 8UR

WHAT3WORDS

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

VIEWINGS

Strictly by appointment with the Selling Agents.



**Plodhill of Potterton,
Potterton,
Aberdeen, AB23 8UR**



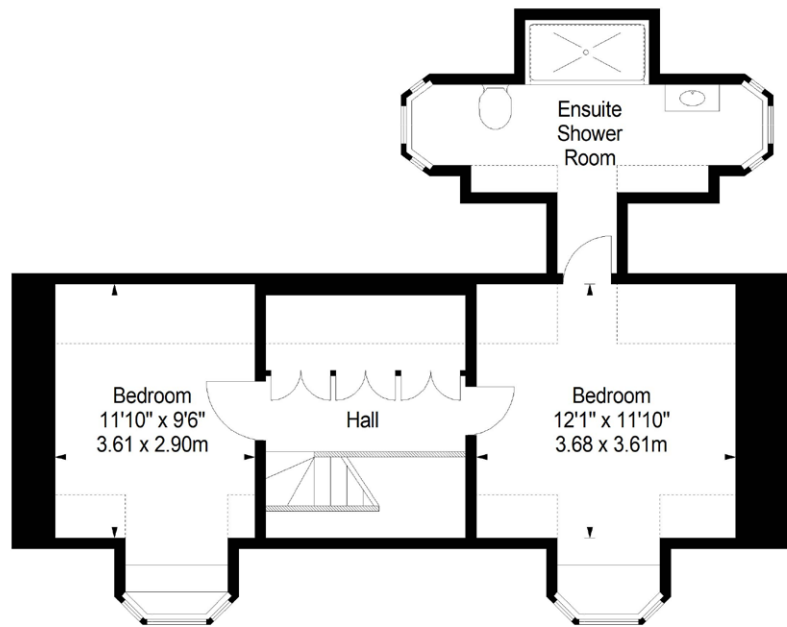
Approx. Gross Internal Area
1538 Sq Ft - 142.88 Sq M

Garage

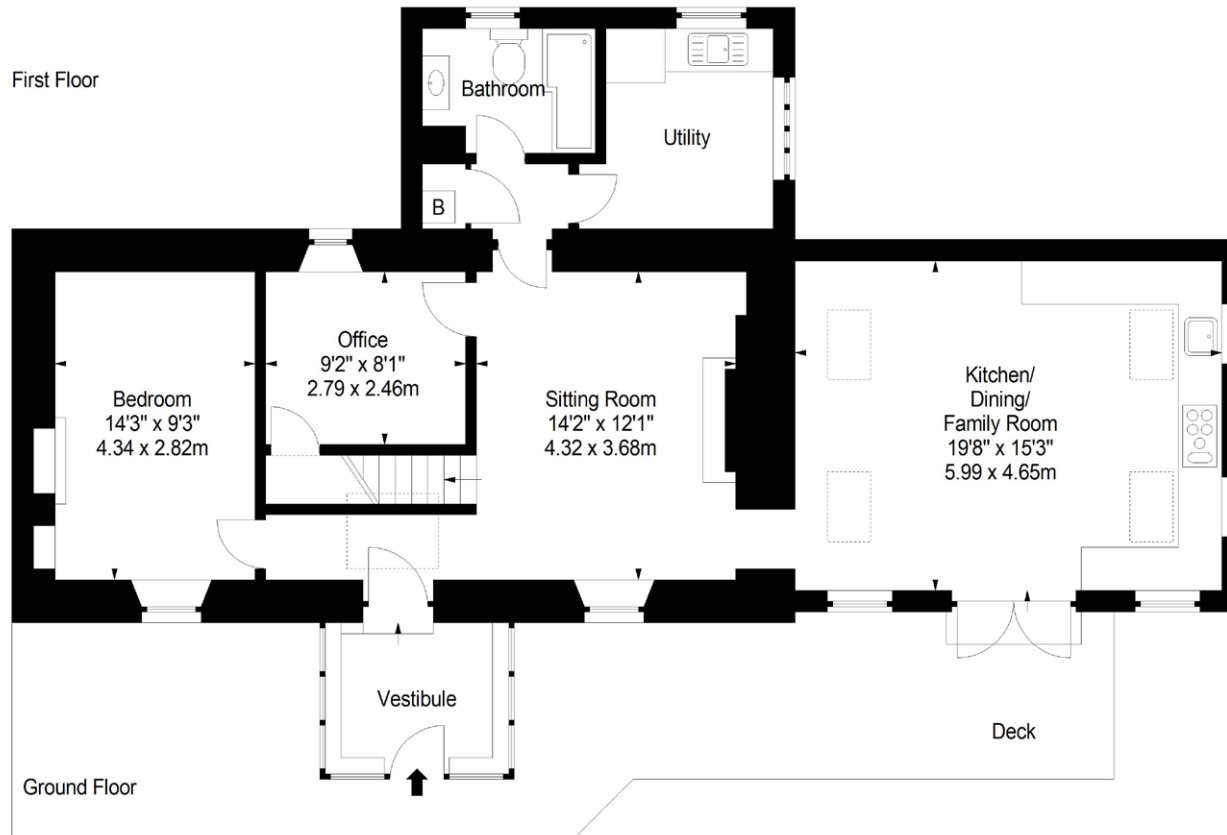
Approx. Gross Internal Area
233 Sq Ft - 21.65 Sq M

For identification only. Not to scale.

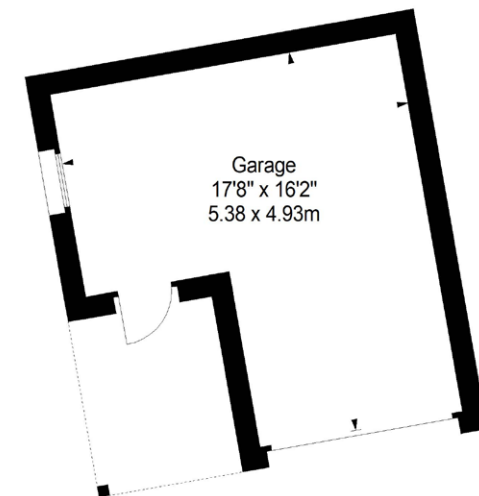
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First Floor



Ground Floor



Ground Floor

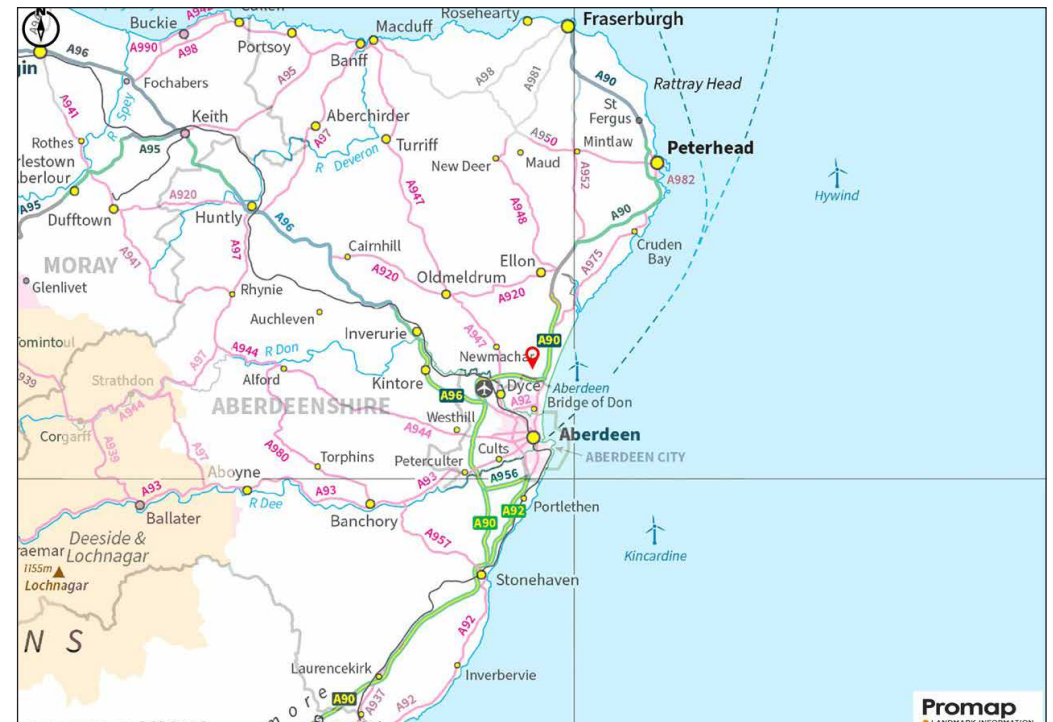
ANTI MONEY LAUNDERING (AML) REGULATIONS

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 July 2025





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