



Galbraith

**BURNSIDE OF BENTS**  
ALFORD, ABERDEENSHIRE



# BURNSIDE OF BENTS, ALFORD, ABERDEENSHIRE

Luxurious detached country residence with versatile accommodation

Alford 2 miles ■ Aberdeen Airport 20 miles ■ Aberdeen City 24 miles

- 5 reception rooms. 6 bedrooms
- Multi-purpose room configurations
- Exquisite décor throughout
- Contemporary kitchen & dining room
- Double garage & large workshop
- Attractive gardens and superb views



**Galbraith**

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 OnTheMarket

### SITUATION

The property is located around 2 miles from the town of Alford and is located in a small enclave of detached properties with views of the countryside. A short drive takes you to Alford, with a wealth of amenities including a health centre, shops, bank, post office, filling station, and hotels along with a dry ski slope and transport museum. On the edge of Alford is Haughton Country Park, a 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. The Community Campus provides a thriving nursery, primary school, academy, swimming pool and community library. Additional recreation activities include a golf course, tennis and bowling. The ski slopes at the Lecht are about 25 miles to the west. The surrounding hills offer wonderful walking and a wide range of field sports is readily available in the area. The boundary of the Cairngorms National Park lies some 12 miles to the west and Aberdeen International Airport is just some 20 miles away

### DESCRIPTION

Burnside of Bents is an imposing detached home sited in a sheltered position within an attractive rural landscape with views of the fields and countryside beyond. The impressive six bedroom dwelling spanning over two levels. Since 2018, under the current ownership, an extensive number of improvements, upgrading and internal decoration have been carried out to an exceptional standard.



With granite stonework to the exterior walls, Burnside of Bents is an attractive property both inside and out and the sense of privacy and tranquillity are abundant. This luxurious property would suit any family, the flexible configuration of accommodation lends itself particularly well to multigenerational living, offering space as well as privacy. It is also thought that the internal layout could be configured to offer a fully self-contained annex if desired.

Storage space has been extremely well catered for throughout the property with ample walk-in wardrobes, storage cupboards, and floored loft space. The tasteful décor, quality carpeting and flooring have been carefully chosen for each room creating a modern light and fresh atmosphere with some design elements reminiscent of its day as a grand estate house. Warm snug areas, immaculate public rooms and both formal and informal dining areas create a lovely social aspect to the property. The hot tub room adds an element of surprise and viewers will undoubtedly be impressed with the inviting courtyard, gardens and views which can be enjoyed throughout all the changing seasons.

The exterior porch leads to an inner hall with carpeted staircase. The first snug room to the left has a fireplace and an open chimney. The beautiful sitting room is a most appealing room with an open granite fireplace housing a wood-burning stove and shelved storage space to either side. Exquisite décor conveys a real sense of style and with easy access, French doors open into the sunroom which in turn has patio doors into the garden. Well-appointed and the heart of the home is the generously sized dining kitchen with a comprehensive range of wall and base cabinets. Extensive granite work surfaces are complemented by splashback tiling and the focal point is the dual-fuel Rangemaster cooker with canopy style extractor hood. Patio doors open into the garden. There is ample space for informal and formal dining here and the generous room proportions really add to the feel that this is the place for all the family to gather. Practical tasks are catered for in the utility room with garden access. Adjacent to the utility room is the wonderful spa-like sauna and hot tub room. Fully fitted and operational the hot tub is an attractive feature with the additional sauna and separate shower enclosure providing the perfect space for relaxing.

A most striking rear dining room provides a wonderful showcase room, with a vaulted ceiling, floor to ceiling windows and access to an exterior patio for further alfresco dining. The master bedroom suite is second to none, with a large dressing room featuring four walk-in wardrobes with an array of hanging space. There is a large luxurious en-suite bathroom with a double-ended roll top bath, a striking double sink vanity unit and a separate large shower enclosure. Completing the ground floor level is a delightful family room with bay window and ceiling Velux windows all combined flood the room with a high ingress of natural light. An immaculate guest room is adjacent and features patio doors to the courtyard and also benefits from a shower room. At first floor level, there are two double bedrooms and a single bedroom currently used as an office with fitted desk and shelving units. The upper floor rooms are serviced by a bathroom with a separate shower enclosure. There is a further double bedroom with superb walk-in wardrobes and an en-suite shower room.

The property is fully double-glazed with Oil central heating. Two LPG bottles in an approved outside cupboard serve the Rangemaster in the kitchen. The property is further serviced by mains water with a well-maintained water filter system and private drainage. There are 16 PV roof-mounted panels on the rear roof slope. An underfloor heating system is in place for the master bedroom en-suite. External water taps. External sensor lighting. With an excellent balance of practical living, contemporary design and flexible living/entertainment spaces, both inside and out, this home offers the full package. It is worthy of note that the property benefits from super fast broadband





## ACCOMMODATION

### GROUND FLOOR:

Entrance Vestibule; Hall; Snug; Living Room; Sun Room; Kitchen; Sitting Room; Side Hall; Shower Room; Bedroom Two; Outer Hall; Utility Room; Hot Tub Room with Shower Room off; Dining Room; Dressing Room; Bedroom One; En-suite Bathroom.

### FIRST FLOOR:

Landing; Bedroom Three; En-suite Shower Room; Bedroom Four; Bedroom Five; Bedroom Six.

### GARDEN GROUND

Upon approach the gated driveway offers ample space for multi-vehicle parking, Attached to the side of the house is a double-car garage, with a metal up and over entrance door with a side window. The full plot reaches 0.75 of an acre, there are various areas to enjoy, and ample seating including sun trap patio areas are designed for maximum enjoyment. Expansive areas of lawn have been broken up with mature planting and trees offer privacy and a sense of seclusion. The garden attracts a wealth of wildlife and offers an oasis of calm for the homeowner. Areas have been dedicated to vegetable growing, and the large wooden outbuilding and stores are a most useful great addition offering workshop space along with storage space for all gardening requirements. The burn to the edge of the garden offers an idyllic water feature. Boundaries are indicated by post and wire fencing.

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

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Burnside of Bents	Mains	Mains	Septic Tank	Freehold	Oil Fired	Band G	E

### DIRECTIONS

From Aberdeen take the A944 Alford road through Dunecht and Tillyfourie. Continue on the A944, as you exit Whitehouse travel a further 0.5 miles, on the left hand side there is sign leading to the driveway for Burnside of Bents.

### POST CODE

AB33 8EY

### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: pinging.waxing.flukes

### VIEWINGS

Strictly by appointment with the Selling Agents.

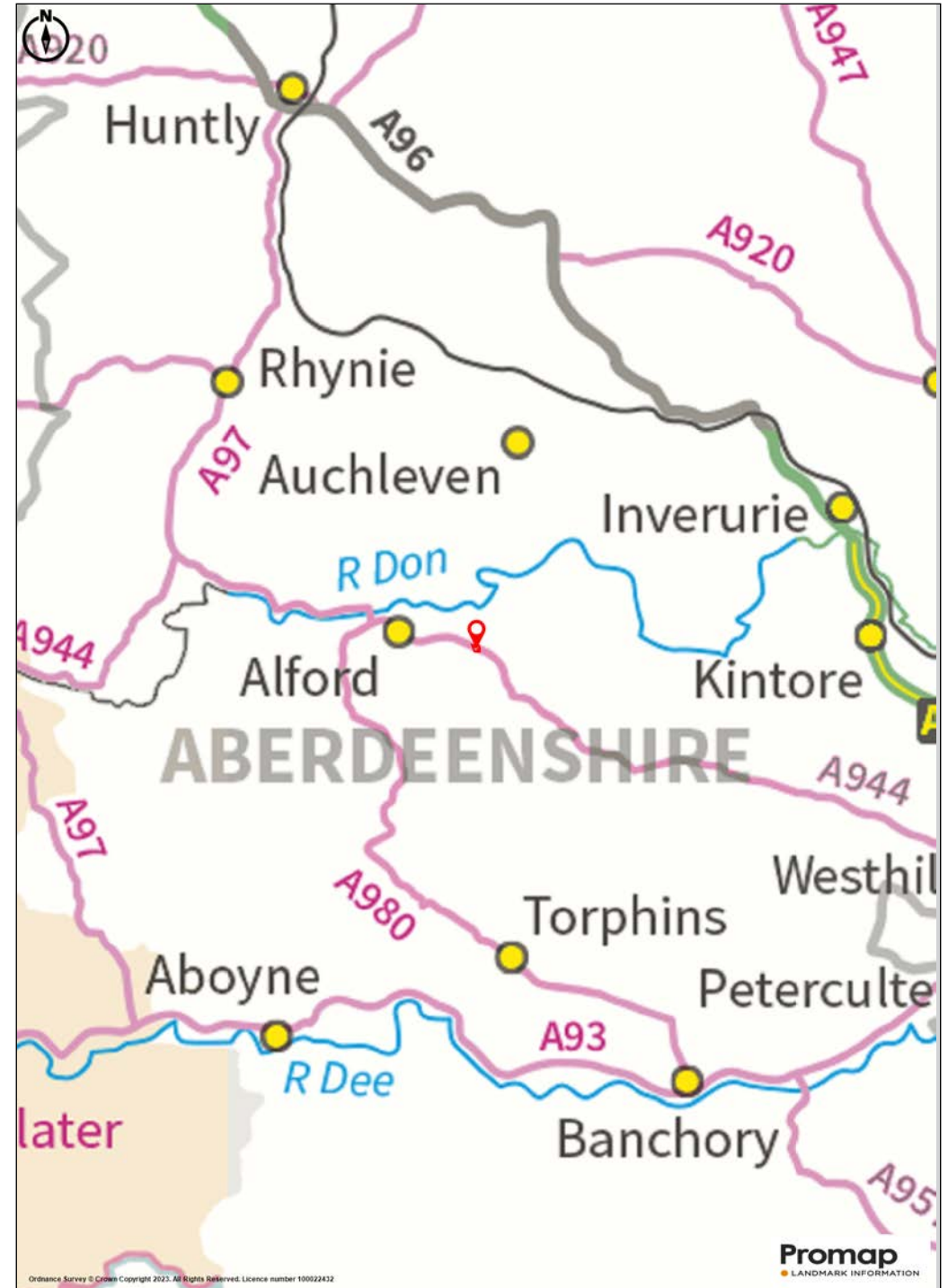
### ANTI MONEY LAUNDERING (AML) REGULATIONS

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.





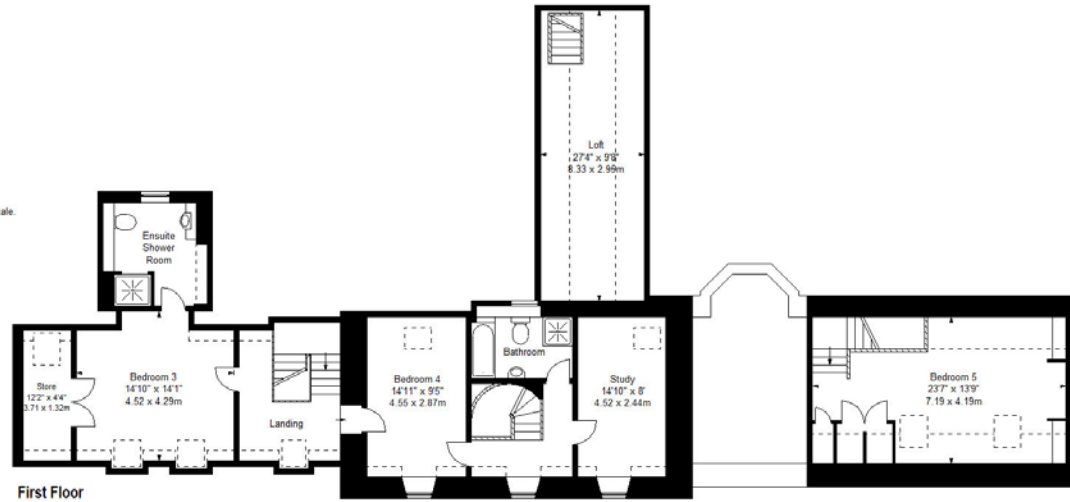




Burnside of Bents,  
Alford,  
Aberdeenshire,  
AB33 8EY



Approx. Gross Internal Area  
4977 Sq Ft - 462.36 Sq M  
(including Garage)  
Workshop & Wood Shed  
Approx. Gross Internal Area  
345 Sq Ft - 32.05 Sq M  
For identification only. Not to scale.  
© SquareFoot 2023



First Floor



Ground Floor

Ground Floor

**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. Photographs taken in April 2023



**Galbraith**



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