

Laurelden

Ythanbank | Ellon | Aberdeenshire | AB41 7TH



Galbraith



Outstanding detached 5 bedroom family home with garage, workshop & unique garden house, all in around 0.51 of an acre.



Ellon 4 miles | Aberdeen Airport 24 miles | Aberdeen City 21 miles

(All distances are approximate)

Main House: 3 public rooms, 5 bedrooms, 3 bathrooms & boot room/utility

Garden House: 1 reception room with fitted bunks/bar, 1 bathroom

Covered BBQ and dining area

Garage, car port & workshop

South facing garden grounds and extensive parking

Around 0.51 of an acre

Galbraith

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Situation

Laurelden is located within the village of Ythanbank which is situated on the east bank of the River Ythan. Approximately 4 miles away is the idyllic village of Methlick which provides several facilities including a primary school, nursery, village hall, shop incorporating a post office, vet, doctor's surgery, garage and petrol station. Haddo House is a spectacular tourist attraction which is situated just a 15-minute drive away from Laurelden. It comprises a stately home managed by the National Trust with lavish terrace gardens and picturesque walking routes. The popular market town of Ellon is also 4 miles away, home to some great shops and tourist attractions as well as a primary and secondary school, a leisure centre, library, pharmacy and supermarkets.

Aberdeen International Airport and Dyce are a 30-minute drive away whilst Aberdeen City is approximately 20 miles to the south. There is a regular bus service connecting Ellon with both Dyce and Aberdeen City Centre and the AWPR provides easier access to Aberdeen South.

Description

Laurelden is an outstanding detached family home situated in the popular village of Ythanbank, on the outskirts of Ellon. Set within approximately 0.51 acres of beautifully maintained grounds, the property enjoys a desirable southerly aspect to the rear.

Completed around 10 years ago, Laurelden is a bespoke, low-maintenance home built to an exceptional standard. The current owners carefully considered every aspect of the design, layout and finish to create a home that complements its stunning countryside setting in Aberdeenshire while delivering all the comforts and features expected of modern family living. Extending to over 250sqm across two levels, the property offers practical and well-balanced accommodation, presented in a contemporary style with solid oak flooring throughout. Thoughtfully positioned windows maximise natural light and perfectly frame views of the gardens and surrounding countryside.

A welcoming vestibule opens into the entrance hall, which leads directly to the impressive open-plan family living space. The lounge forms the heart of the home, featuring a striking vaulted ceiling, wood-burning stove and full-height picture windows that showcase the beautiful outdoor setting. Flowing seamlessly from the lounge is the dining area, where doors open onto the garden decking, creating an ideal space for indoor-outdoor entertaining. Beyond lies the beautifully appointed kitchen and adjoining sunroom. Designed with both style and functionality in mind, the kitchen features quality units, luxurious stone worktops and a central island that provides an excellent social hub with informal dining space. The island incorporates a Gaggenau induction hob with illuminated extractor above, alongside a Gaggenau stainless steel Teppan Yaki plate. Additional storage is provided by a generously sized walk-in pantry with fitted shelving and lighting. Open plan to the kitchen, the sunroom offers a relaxed seating area overlooking the garden, providing the perfect spot to unwind. A useful utility room is accessed directly from the kitchen and benefits from an external door leading to the garden and carport. A separate hallway connects the remainder of the ground floor accommodation. Bedroom 4 is a spacious double room, currently utilised as a snug and TV room, while Bedroom 5 is a charming single room presently used as a home office. Positioned between the two bedrooms is a stylish shower room.

A solid oak staircase leads to the bright and spacious galleried landing, a versatile area that in the past has served well as an additional family sitting space. The beautiful master bedroom enjoys southerly views over the garden and features triple picture windows opening onto a private terrace. The room is complemented by a luxurious en-suite shower room and a bespoke fitted walk-in wardrobe. Bedrooms 2 and 3 are both generously proportioned double rooms. Completing the upper floor accommodation is the family bathroom, which features both a bath and a separate shower enclosure.



A particularly noteworthy feature of Laurelden is the exceptional larch timber-clad garden house. Finished to an equally high standard, it provides flexible additional accommodation, ideal for guests, extended family living or entertaining. Fully insulated and heated, with attractive flagstone flooring throughout, the space includes a comfortable sitting area overlooking the garden, a bespoke bar area and two single bunk beds. Externally, the garden house benefits from a covered outdoor seating area beneath a sheltered overhang and also provides access to a well-appointed wet room comprising a shower, WC and wash hand basin.

Accommodation

Ground Floor: Vestibule, entrance hall, lounge & dining room, kitchen & family room & utility/ boot room. Bedroom 4, bedroom 5/ study & shower room.

First Floor: Master bedroom with dressing room & ensuite shower room. Bedroom 2, bedroom 3 & main bathroom.

Garden Grounds

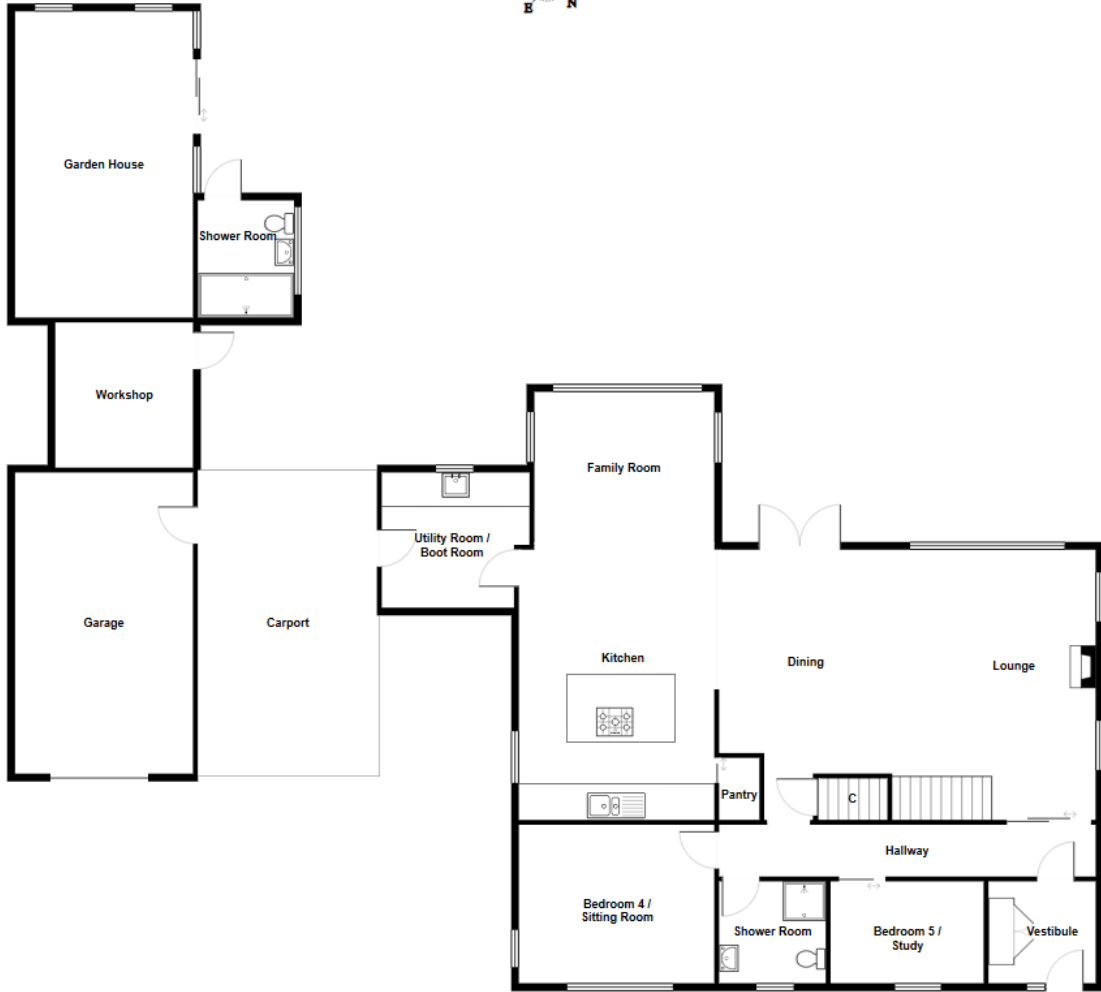
Laurelden enjoys impressive garden grounds extending to approximately 0.51 acres in total. Benefiting from a sought-after southerly aspect, the gardens capture sunlight throughout the day while enjoying a wonderful backdrop of open countryside beyond the boundary.

Immediately adjacent to the house is a hardwood decking area, creating a seamless transition from the lounge and dining spaces and providing the perfect setting for outdoor dining and relaxation. The gardens have been thoughtfully designed to offer a high degree of privacy and shelter, creating an attractive and welcoming outdoor environment. A particular feature is the stylish larch-clad BBQ entertainment hut, providing an impressive space for hosting family and friends throughout the year. The expansive lawn offers ample room for children to play, while a sunken seating area with fire pit creates an additional outdoor entertaining space, ideal for relaxing and enjoying the peaceful surroundings.





Laurelden





A generous driveway provides ample parking and leads to the single garage and adjoining car port, which is equipped with an EV charging point. The car port also creates a sheltered walkway between the main house and garage. Completing the outdoor amenities is a useful timber store.

General Remarks and Information

Tenure	Local Authority	Council Tax	EPC
Freehold	Aberdeenshire	Band G	Band D

Services

Mains electricity and water are connected | Private drainage to treatment plant
Oil fired central heating | Mechanical Ventilation Heat Recovery system | Integrated external CCTV system

Directions

From the town of Ellon head west on Craigs Road (B9005) for around 1 mile. Turn road sign posted for 'Tarves & Methlick' remaining on the B9005 and continue on this road for around 3 miles. As you enter Ythanbank, Laurelden is on the left hand side as indicated by our for sale sign.



Viewings

Strictly by appointment with the Selling Agents.

Health & Safety

Appropriate caution should be always exercised during inspection particularly in reference to any livestock present, working machinery or equipment on the property, as well as any uneven ground or private access route.

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 cannot 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 April 2026.





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