



BRAE OF BLACKTON

KING EDWARD, BANFF



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Charming detached 3 bedroom cottage in just over 1 acre, with beautiful countryside location.

Banff 6 miles ■ Turriff 6 miles ■ Aberdeen 34 miles

- 1 reception rooms. 3 bedrooms
- Spacious dining kitchen
- Sitting Room with wood burner
- Beautiful country views
- Garden & outbuildings
- Around 1 acre in total

Galbraith

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SITUATION

Brae of Blackton is set in a beautiful and quiet countryside location, midway between Turriff and Banff. Turriff is a thriving town, where there is a good variety of shops and other well supported facilities including a swimming pool, library, community centre, sports centre, and golf course. The historic coastal town of Banff offers sailing facilities on the Moray Firth famed for its scenic beauty, small fishing villages and rich wildlife. There is a primary school at King Edward, 1.0 mile, and secondary education at both Turriff and Banff Academies.

DESCRIPTION

Brae of Blackton is a charming, detached cottage in the heart of rural Aberdeenshire. The cottage has a southerly aspect and sits just over 1 acre of ground with beautiful surrounding views of the countryside. The accommodation comprises an entrance vestibule, sitting room with wood burning stove with the original stone surround and exposed wall. The dining kitchen has a large picture window with a south facing aspect over the garden and french doors open out to the patio. There is plenty working, storage & dining space with an ‘Esse’ stove. The sunroom again overlooks the garden with door leading outside, and is currently used as an office, and the second bedroom is a generous double room with built in wardrobes. Completing the accommodation to the ground floor is the bathroom with bath and large, separate shower. Continuing upstairs, there is the main double bedroom with built in wardrobes and the third bedroom / study. Brae of Blackton is a perfect example of an idyllic, quiet outdoor country lifestyle. Sat in just over 1 acre there are charming garden grounds lying to the front, including a natural wild area of garden which attracts many wildlife and birds. Whilst to the rear there is the walled kitchen garden with potting shed allowing you to grow an array of fruit and vegetables and an enclosed chicken coop sits alongside. The fascinating honeyberry orchard lies to the north, on a south facing slope, with the property lined by young willow, oak, Scots Pine and fruit trees as well as a colourful wild rose and beech hedge. There are various workshops and garages for outdoor storage and workspace.

Brae of Blackton is certainly a property to be viewed and is sure to be popular amongst buyers.



ACCOMMODATION

Ground Floor: Vestibule, hall, sitting room, sunroom, dining kitchen, bedroom 2 and bathroom.

First Floor: Bedroom 1 & bedroom 3/study.

GARDEN GROUNDS

The front of Brae of Blackton is south facing, with patio area, perfect for garden furniture. To one side is a large grass lawn area and to the other, a more natural garden with plants and shrubs which encourage wildlife and birds.

To the rear there is a walled kitchen garden with potting shed and an enclosed chicken run. Thereafter the remaining land is planted with trees, grass, wildflower areas and the honeyberry orchard.

Detached workshop, with electricity & light, and single car port/wood store.

Detached timber clad garage with electricity and light and double doors.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

| Water | Electricity | Drainage | Tenure | Heating | Council Tax | EPC |
|---------|-------------|-------------|----------|---------|-------------|--------|
| Private | Mains | Septic Tank | Freehold | Oil CH | Band D | Band D |

DIRECTIONS

Take the A947 public road from Turriff towards Banff for around 6 miles. Turn right signposted for ‘Gorrachie’ at the church in King Edward. Continue on this road for 0.5 of a mile and Brae of Blackton is on the right-hand side as indicated by our for-sale sign.

POST CODE

AB45 3NQ

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: [///navigate.unrated.explain](https://www.what3words.com/locate/3wz4t4p4)

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.

HEALTH & SAFETY

Appropriate caution should be always exercised during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

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



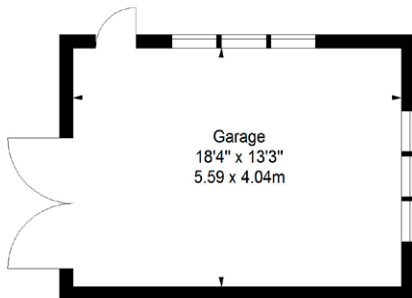




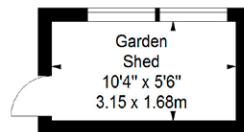
**Brae of Blackton,
King Edward,
Banff,
Aberdeenshire, AB45 3NQ**



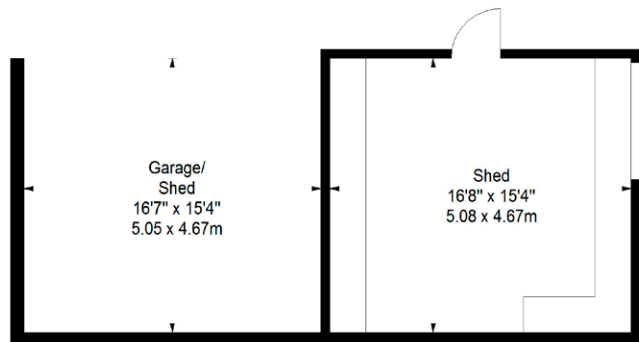
Approx. Gross Internal Area
1408 Sq Ft - 130.80 Sq M
Out Buildings
Approx. Gross Internal Area
813 Sq Ft - 75.53 Sq M
For identification only. Not to scale.
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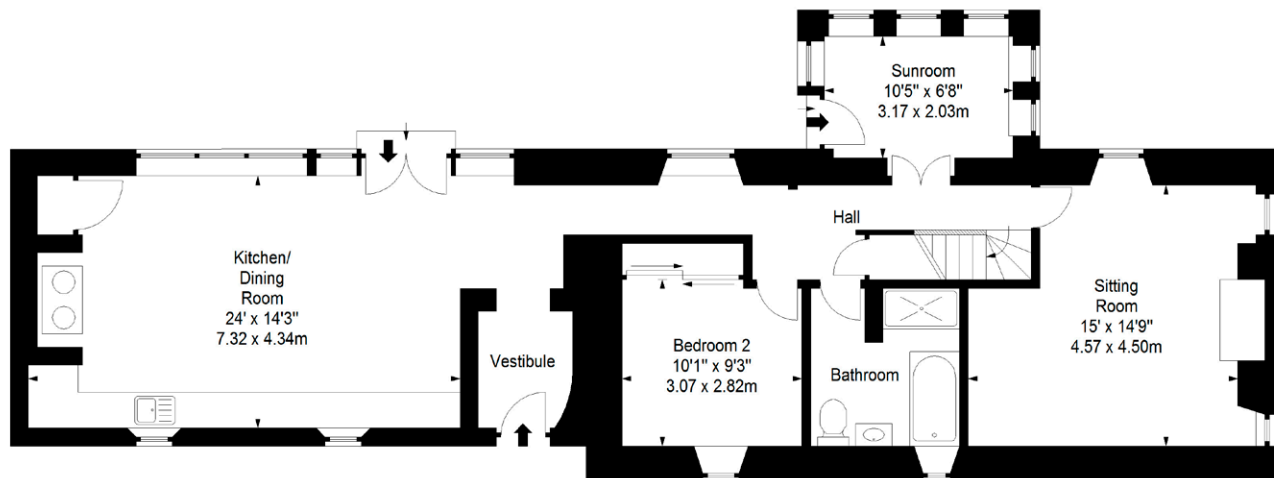
Ground Floor



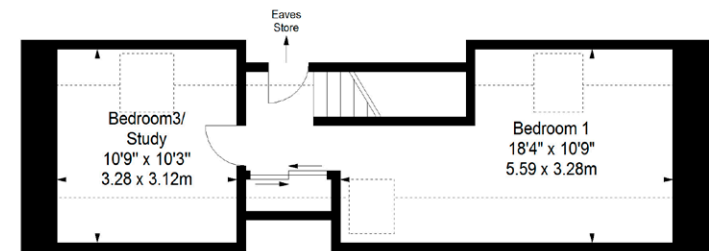
Ground Floor



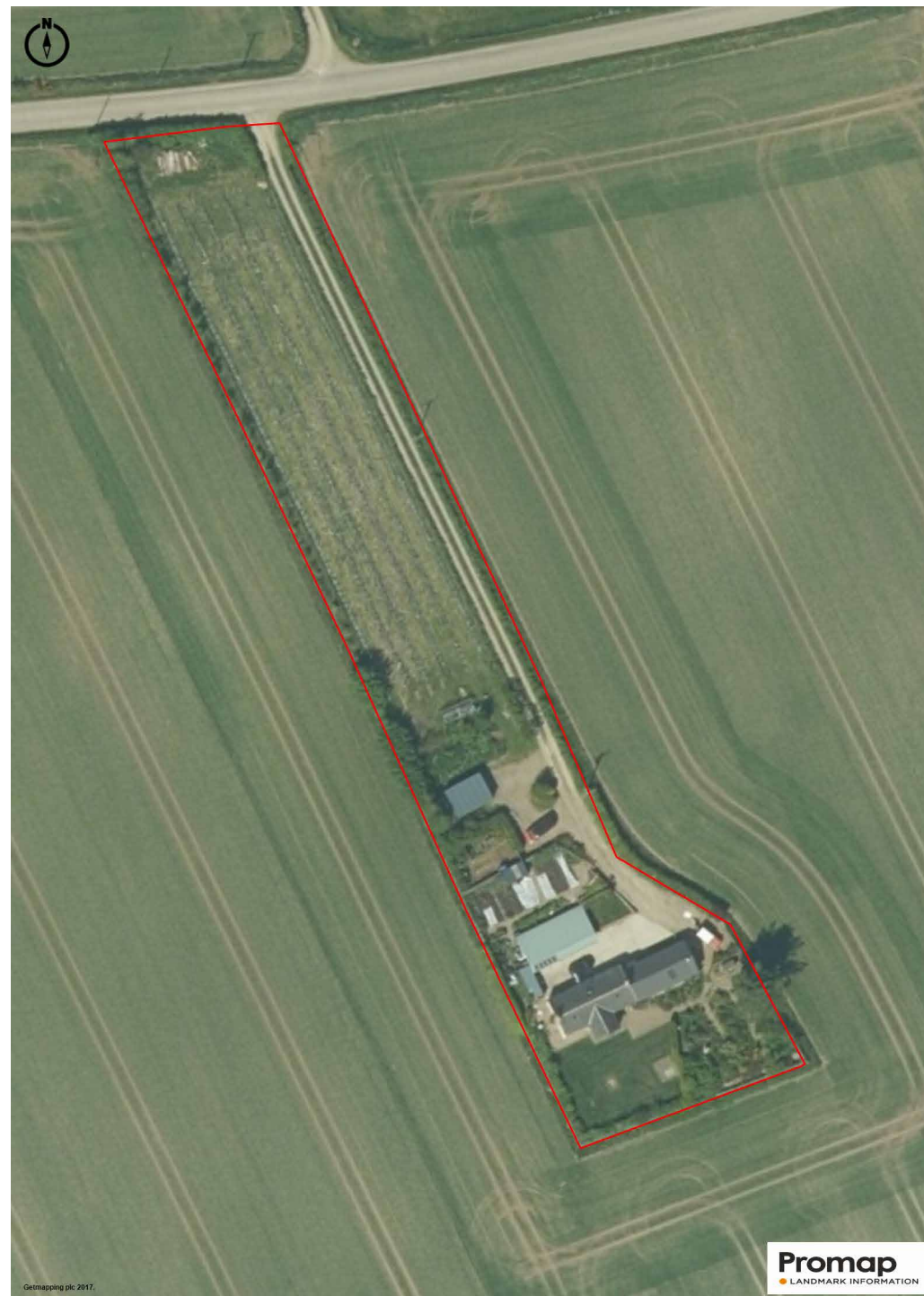
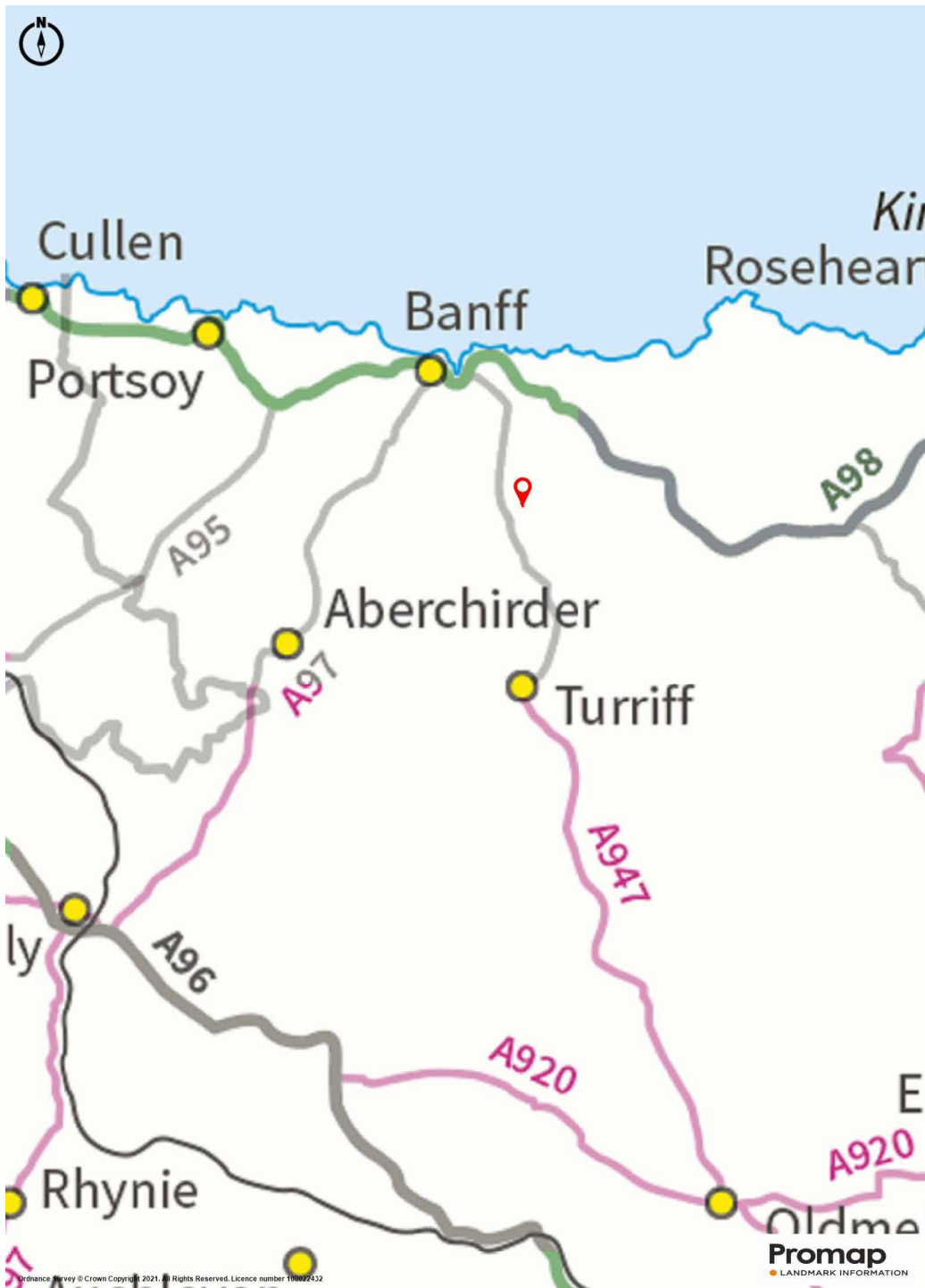
Ground Floor



Ground Floor



First Floor





Galbraith



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