



24 HILL O' FARE ROAD
BANCHORY, ABERDEENSHIRE

Galbraith



24 HILL O' FARE ROAD, BANCHORY, ABERDEENSHIRE,

Contemporary three bedroom detached family home with integral garage and private garden.

Cults 14 miles ■ Aberdeen 16 miles ■ Aberdeen Airport 24 miles

- 1 reception room. 3 Bedrooms
- Prime Deeside Location
- Modern open plan living room and kitchen
- Contemporary kitchen and bathrooms
- Integral garage and driveway parking
- Enclosed private garden
- Close to a range of local amenities

Galbraith

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SITUATION

Banchory is located approximately 16 miles west of the city of Aberdeen, easily accessible via three main routes, making property on Deeside highly sought after. Situated on the banks of the River Dee, the town enjoys a picturesque setting surrounded by beautiful countryside, woodlands, and hills, offering residents a balance between rural charm and modern convenience. The town maintains a comprehensive range of shops, supermarkets, and local businesses, alongside several excellent hotels, cafés, and restaurants offering both traditional and contemporary dining experiences. Banchory's primary and secondary schools have excellent reputations and are well integrated with community and sports centres, including a modern swimming pool and fitness facilities. For leisure and recreation, Banchory boasts two private golf courses and a driving range, while outdoor enthusiasts can enjoy a wealth of activities such as fishing on the River Dee, renowned for its salmon, horse riding, hillwalking, and mountain biking. The nearby Cairngorms National Park and Deeside's scenic trails provide ample opportunities for hiking and nature exploration, and in the winter months, skiing is easily accessible at Glenshee or the Lecht. Banchory also benefits from a vibrant community atmosphere, with regular farmers' markets, cultural events, and local festivals. The town's proximity to attractions such as Crathes Castle, Drum Castle, and the Royal Deeside tourist route further enhances its appeal as both a desirable residential location and a popular destination for visitors.

DESCRIPTION

Situated on the outskirts of the picturesque town of Banchory, this beautifully designed detached home forms part of the exclusive new Hill O' Fare development created by Banchon Homes in recent years. A thoughtfully planned collection of modern properties surrounded by the stunning scenery of Royal Deeside. Just sixteen miles west of Aberdeen, the location offers an ideal balance between tranquil countryside living and convenient access to city amenities.

The property offers well-proportioned accommodation over two floors, completed to a high standard with contemporary finishes throughout. On the ground floor, a welcoming entrance hallway leads into a bright and spacious open-plan living room and kitchen, creating an ideal space for modern family life. French doors open onto the garden, allowing plenty of natural light to fill the room and providing a seamless link between indoor and outdoor living. A cloakroom with WC completes the accommodation on this level. Upstairs, the master bedroom benefits from an en-suite shower room, while two further bedrooms and a stylish family bathroom provide comfortable and versatile accommodation for family or guests. The interior is finished in tranquil neutral tones with new carpeting throughout. Overall, there is a lovely sense of warmth and quality running throughout the home with generous room dimensions and ample natural light.

The kitchen is fitted with a range of sleek, modern units with ample storage and workspace, incorporating a stainless-steel sink and drainer. The property benefits from double-glazed windows and French doors and a highly efficient gas-fired Ideal Logic condensing combination boiler, which supplies heating and hot water throughout. Supplementary solar panels further enhance the property's energy performance, with the system conveniently housed within the hall cupboard. Externally, the driveway offers off-street parking and access to the integral single garage. The surrounding garden grounds are laid mainly to lawn with paved areas, offering a low-maintenance outdoor space ideal for relaxation or entertaining. Banchory itself provides an excellent range of shops, schools, leisure facilities and public transport links, making this a highly desirable location for those seeking contemporary living within an established Deeside community. With its combination of style, comfort and efficiency, this home at Hill o' Fare offers an exceptional opportunity to enjoy modern living in one of Aberdeenshire's most attractive areas.

ACCOMMODATION

Ground floor - Entrance hallway, living room/kitchen and cloakroom with WC.

First floor - Bedroom 1 with en suite shower room, 2 further bedrooms and bathroom with WC.



GARDEN

To the front of the property, a spacious driveway provides convenient off-street parking and access to the integral garage. The surrounding garden grounds have been attractively laid out with a combination of lawn and paved areas by the current owner. A timber fence encloses the garden, providing a sense of privacy and security, while the layout allows for potential development with planting or outdoor seating if desired.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Mains	Mains	Mains	Freehold	Gas	Band E	B

DIRECTIONS

On approach to Banchory, Tesco will be on the right-hand side, leave the A93 onto the Hill of Banchory East Road, turn right towards Bardshillock Crescent, keep to the left and continue along Bardshillock Crescent until you reach Hill O’ Fare Road. No 24 is on the right hand side some way along.

POST CODE

AB31 5DA

WHAT3WORDS

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

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.

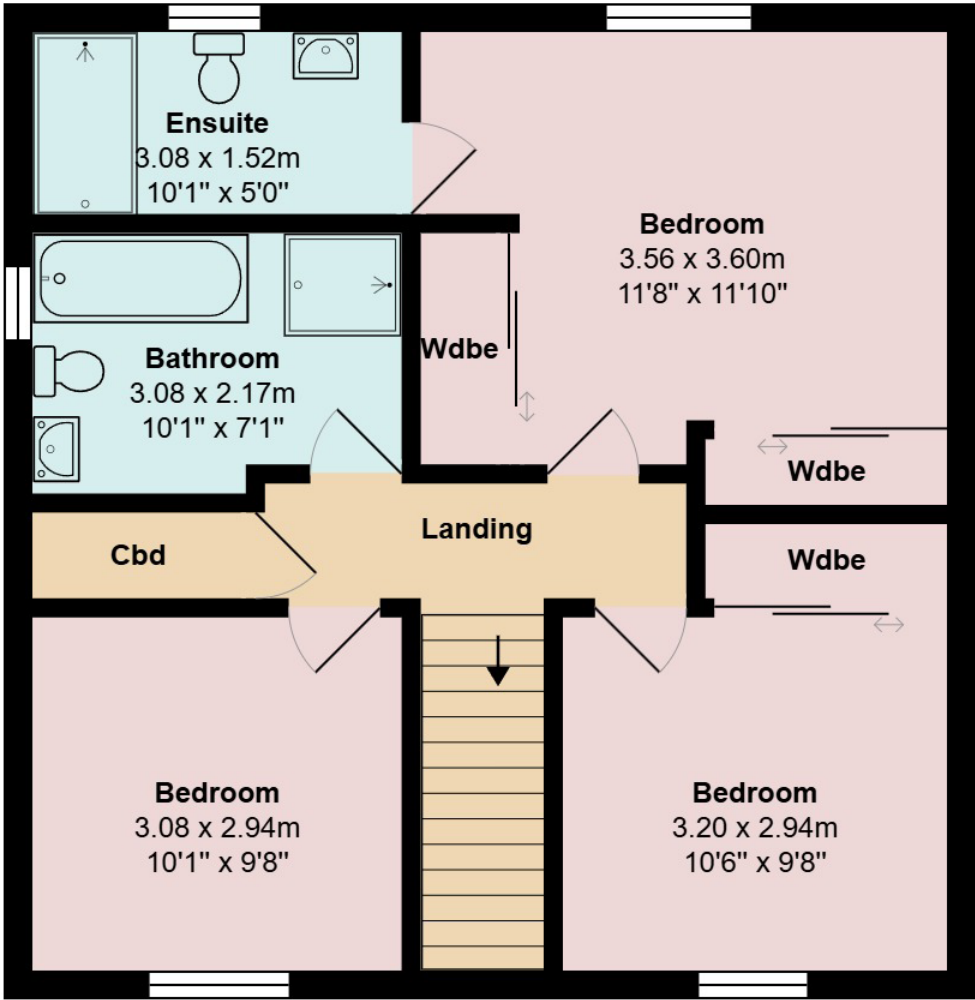
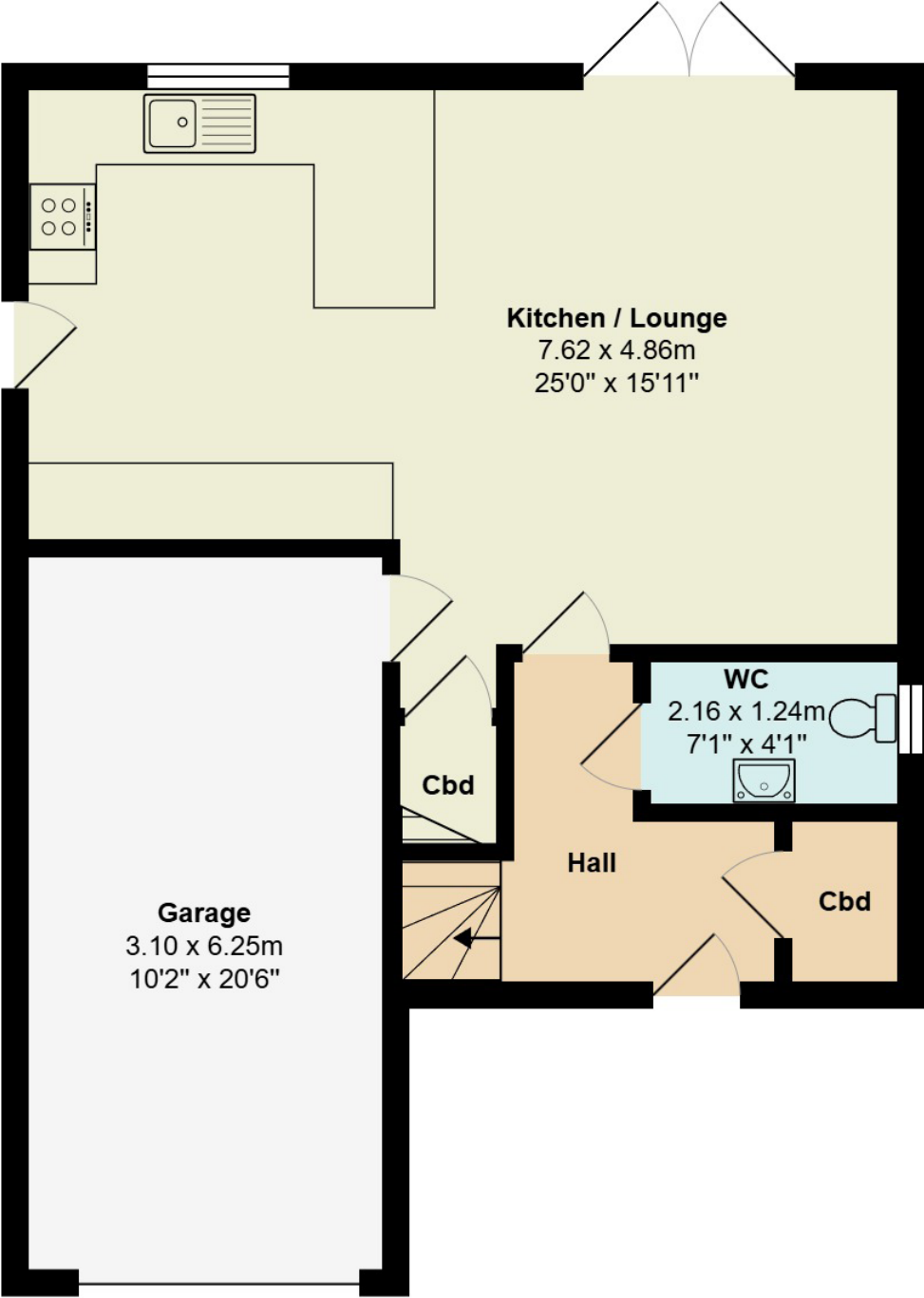
IMPORTANT NOTES

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 October 2025





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