

Galbraith

MILL OF CRANHILL
BANCHORY DEVENICK, ABERDEEN



MILL OF CRANHILL, BANCHORY DEVENICK, ABERDEEN

Impressive 5 bedroom / 3 public room detached former mill in a desirable countryside location close to Aberdeen City.

Union Street, Aberdeen City 5 miles ■ Aberdeen Airport 12 miles

- 3 reception rooms. 5/6 bedrooms
- Former mill with mill wheel
- Attractive garden grounds & garage
- Around 0.48 of an acre
- Outstanding open views
- Desirable location close to Aberdeen City

Galbraith

Aberdeen
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SITUATION

Banchory-Devenick is located on the south side of the River Dee and surrounded by beautiful countryside and woodland walks, yet only a short distance from the centre of Aberdeen City. Education is catered for in the area, including a highly reputable primary school, and a selection of other amenities can be found at Bridge of Dee Retail Park, a short walk away. There are several excellent private schools within easy commuting distance including Robert Gordon's College. St Margaret's School for Girls and Albyn School, whilst the International School of Aberdeen is also very accessible. Robert Gordon University and many recreational facilities including Paul Lawrie Golf Centre are close by and the industrial estates to the south of the city are easily accessible including Portlethen, Altens and Tullos. The A92 is minutes away giving access to both the North & South of Aberdeen and Aberdeen International Airport can be reached in around 20 minutes by car. Union Street in the city centre with its wide range of shops, restaurants, coffee shops, cinema and bars are a short 5 miles from Mill of Cranhill and provides all the leisure, recreational and entertainment facilities expected from the oil capital of Europe.

DESCRIPTION

Mill of Cranhill is a superb, detached property enjoying a private elevated position in the desirable Banchory-Devenick area of Aberdeen City. The west side of the house is a former mill with refurbished Mill Wheel and has been exceptionally well extended over the years to create a home that offers flexible space and versatility over two floors. Sat in around 0.48 of an acre, the grounds are generous with a large south facing garden and of particular note is the incredible open views across the surrounding countryside towards the city & north sea.

The entrance hall is a generous, welcoming space and has a walk-in cloak cupboard, perfect for coats, boots and storage. Adjacent is a handy cloakroom. The main sitting room is a beautiful room with open views over the garden grounds and beyond and has a gas fire. Double doors lead through to the formal dining room and from here, steps lead down to the sunroom. Bi-folding doors between the dining room and sunroom give the choice to have an open flow or as separate living space. The sunroom is a wonderful addition to the home, with surrounding windows capturing those incredible views across the city towards the coast. Double doors open out to the garden and there is under floor heating. The family dining kitchen has a double outlook and is well equipped with painted solid oak 'Drumoak' kitchen units, plenty worktop space, plus room for a generous



family dining table. From the kitchen you access the useful utility room, which in turn provides access to the garden and garage. On the ground floor there are three double bedrooms. The first is a generous room with picture window and would make a pleasant home office. The second double bedroom has extensive built in wardrobes, and the third is equally spacious in size. Adjacent to these bedrooms is the beautiful main family bathroom, with spa bath and separate shower unit.

Continuing upstairs there are two equally spacious double bedrooms, both with velux style windows to the front & rear. Located between the two bedrooms is a bathroom with white three-piece suite. Completing the accommodation is the versatile 6th bedroom. This is a large room which a huge amount of flexibility. It has proven ideal as a child's playroom, tv room or that extra bedroom space and could even be used as a home office or hobby room. Mill of Cranhill is fitted with an alarm system that can be controlled remotely.

ACCOMMODATION

Ground Floor: Entrance hall, cloakroom, sitting room, dining room, sunroom, dining kitchen & utility room. Three double bedrooms and bathroom.

First Floor: Two double bedrooms, bathroom and further large bedroom/sitting room.

GARDEN GROUNDS

Mill of Cranhill sits in around 0.48 of an acre offering a superb amount of outdoor space. The house is surrounded by grass lawns, with traditional stone dyke walls and bound by mature hedging and shrubs. There is a sheltered patio area to the rear of the house, ideal for outdoor dining, and a further perfectly placed patio area to the front capturing the outstanding views towards the city. The private tarred drive, leading from the track, leads up to the house and there is plenty space for parking to the side and rear with access to the 1.5 integral garage. Timber garden shed.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

| Water | Electricity | Drainage | Tenure | Heating | Council Tax | EPC |
|-------|-------------|-------------|----------|--|-------------|--------|
| Mains | Mains | Septic Tank | Freehold | Oil Heating with LPG for Cooker & Fire | Band E | Band E |

DIRECTIONS

From Bridge of Dee in Aberdeen city centre continue onto Leggart Terrace. After around 450 yards turn left sign posted 'Banchory-Devenick School'. Continue on this road for around 1.7 miles, passing Banchory-Devenick Primary School, and turn right at Woodland Cottage. Continue for around 0.5 of a mile and the track for 'Mill of Cranhill' will be on the right-hand side as indicated by our for sale sign.

Alternatively from the South Deeside Road, coming from the west or east, turn at the signpost 'Banchory-Devenick 1.5 miles'. Continue up the hill to the T junction and turn right. Approx 0.5 miles ahead on the left is the track leading to Mill of Cranhill.

POST CODE

AB12 5XR

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///snaps.safety.easy

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 or near 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 June 2025.



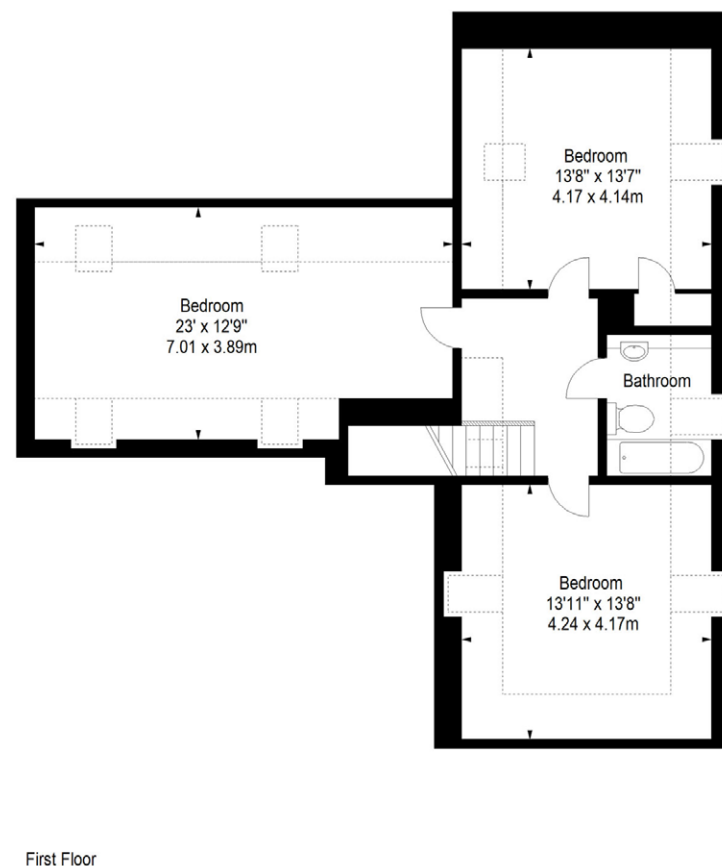
Mill Of Cranhill,
Banchory Devenick,
Aberdeen,
Aberdeenshire, AB12 5XR



Approx. Gross Internal Area
3344 Sq Ft - 310.66 Sq M
(Including Garage)
For identification only. Not to scale.
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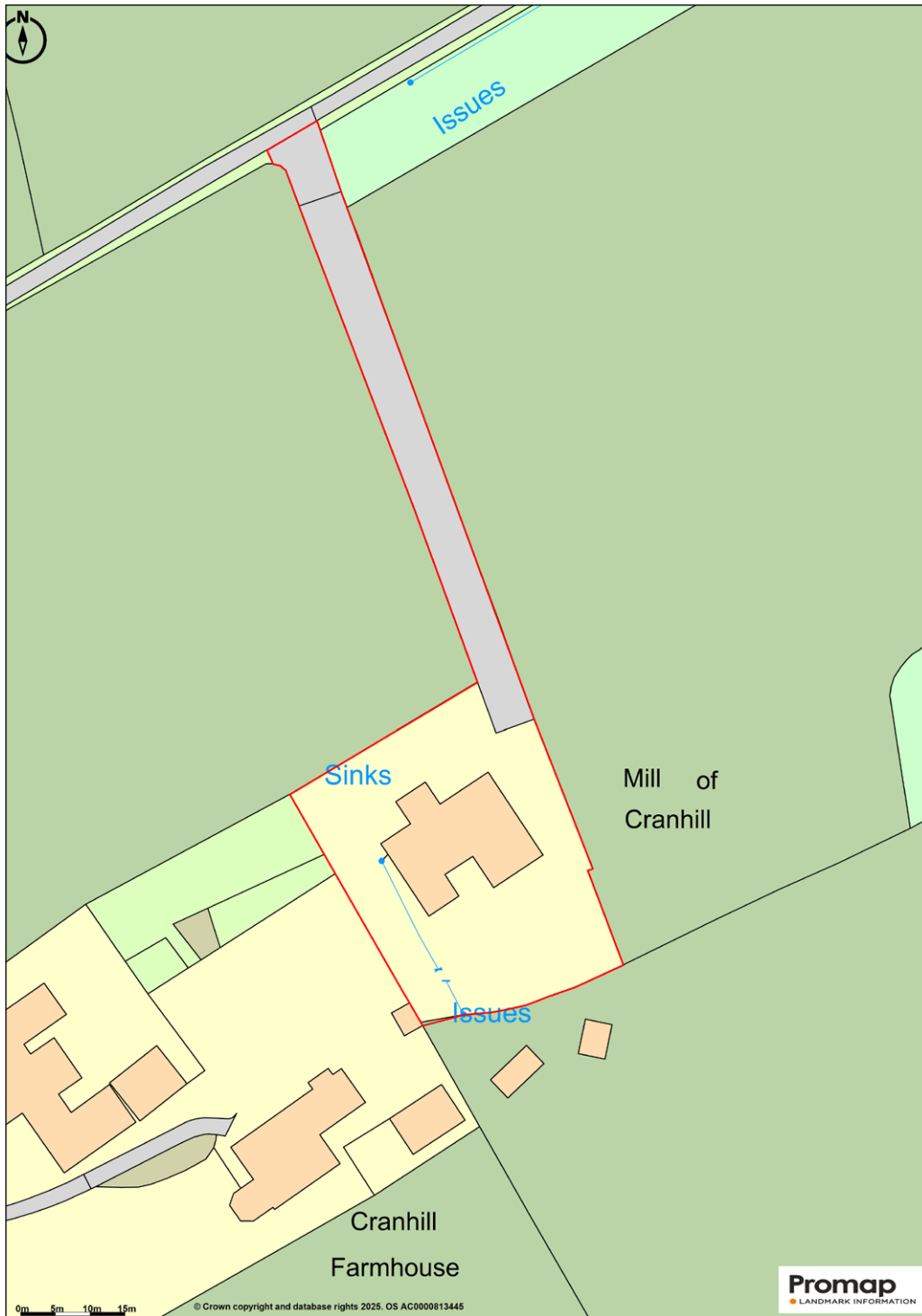
Ground Floor



First Floor









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