



DAVAN CROFT

DINNET, ABOYNE, ABERDEENSHIRE

Galbraith



DAVAN CROFT, DINNET, ABOYNE, ABERDEENSHIRE

Charming stone cottage in the heart of Royal Deeside and the Cairngorms National Park, with exceptional potential for development with around 6 acres included.

Aboyne 4.5 miles ■ Ballater 6.5 miles ■ Aberdeen City 33 miles

- 1 reception room. 3 bedrooms
- Around 6 acres of grazing land
- Detached stone steading/ workshop
- Superb potential for development
- Desirable Royal Deeside location
- Situated within the Cairngorms National Park

Galbraith

Aberdeen
01224 860710
aberdeen@galbraithgroup.com



SITUATION

Nestled in the heart of Royal Deeside, Dinnet, near Aboyne, is a tranquil and scenic corner of northeast Scotland. This picturesque region lies within Aberdeenshire, on the edge of the Cairngorms National Park, and is renowned for its rich natural heritage, lochs, forests, and rolling farmland. There is a range of natural landscapes surrounding the property, woodlands, heathery moors, and open farmland. Loch Kinord is close by and is part of the Muir of Dinnet National Nature Reserve, which offers an extensive network of trails, birdwatching hides, and interpretive paths. The area benefits from good road links, with the A93 serving as the main road between Aberdeen and Braemar, while the A97 connects to the more inland parts of Aberdeenshire. Nearby Aboyne is a charming town with a supermarket, schools, a community centre (theatre, pool, gym), health centre, and cottage hospital. Ballater, 6.5 miles away, offers a variety of shops, cafés, and restaurants. Dinnet is well known for its proximity to a wide range of leisure pursuits, including golf, horse-riding and fishing along the River Dee, while the Old Deeside Railway track provides an excellent cycling or walking route towards Aberdeen. With winter sports available within the Cairngorms National Park at both Glenshee and the Lecht, the local area is also renowned for its splendid countryside and breath-taking scenery, most notably Lochnagar Mountain and the Loch Muick Reserve which provides excellent walking routes. The local bus service runs between Dinnet and Aberdeen City, where the nearest railway station is located. Aberdeen International Airport has daily flights to London and across Europe.

DESCRIPTION

Set in the heart of Royal Deeside, this charming, detached stone farmhouse with steading and land offers a rare opportunity to create a wonderful rural retreat within the Cairngorms National Park. The property lies just outside the village of Dinnet and enjoys a peaceful countryside setting, surrounded by open fields and far-reaching views towards the hills. The farmhouse, built of traditional stone, retains much of its original character and presents a superb project for renovation. The ground floor includes a welcoming hallway, a sitting room with wood-burning stove set within a feature fireplace, and a kitchen with views over the surrounding landscape. Upstairs, the accommodation provides two double bedrooms and a further single room, all benefitting from natural light and views across the fields. With a degree of modernisation, the house has the potential to become a comfortable and inviting family home.

Alongside the house, the traditional stone-built steading and further outbuildings offer a wealth of potential. They provide extensive storage and workshop space and could lend themselves to conversion, subject to the necessary consents, offering a variety of uses including equestrian, smallholding, or lifestyle business ventures. The property extends to around six acres of grazing land, with fields and paddocks lying close to the house and steading. This land is ideally suited to those with equestrian or farming interests.

This property represents an exciting chance to restore and develop a traditional farmhouse and steading in one of Aberdeenshire’s most beautiful and sought-after areas. With its land, outbuildings and striking rural setting, it has all the makings of a truly special home.

The property is sold in its present condition and sold as seen. No guarantees will be given.

ACCOMMODATION

Ground floor - Entrance hall, living room, bedroom, kitchen with dining area on a semi open plan and bathroom with WC.
First floor - 2 bedrooms.

GARDEN AND GROUNDS

The grounds surrounding the house provide a generous garden area, all while enjoying uninterrupted views of the surrounding countryside. Beyond the garden, the property extends to around six acres of grazing land, arranged in fields and paddocks lying close to the farmhouse and steading.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Mains	Mains	Septic Tank	Freehold	LPG	Band D	G



DIRECTIONS

Coming from Aboyne towards Ballater, at the Dinnet crossroads turn north on the A97. After 2 miles and when beyond Ordie, turn left onto the B919. After 500m, Davan Croft can be found on your right.

POST CODE

AB34 5LU

WHAT3WORDS

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

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 September 2025



Davan Croft,
Dinnet,
Aboyne,
Aberdeenshire, AB34 5LU



Approx. Gross Internal Area

1037 Sq Ft - 96.34 Sq M

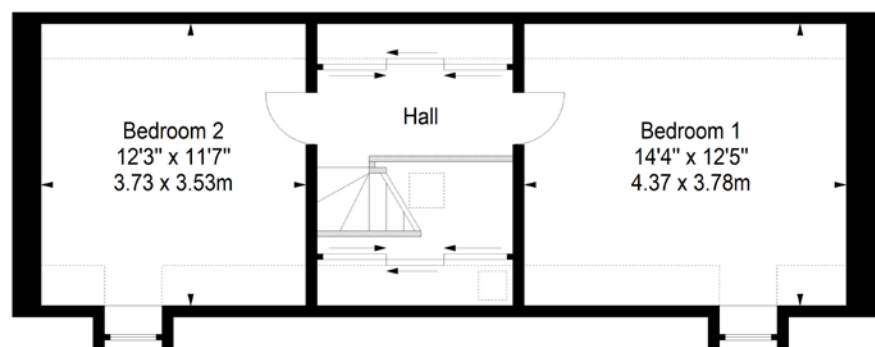
Shed

Approx. Gross Internal Area

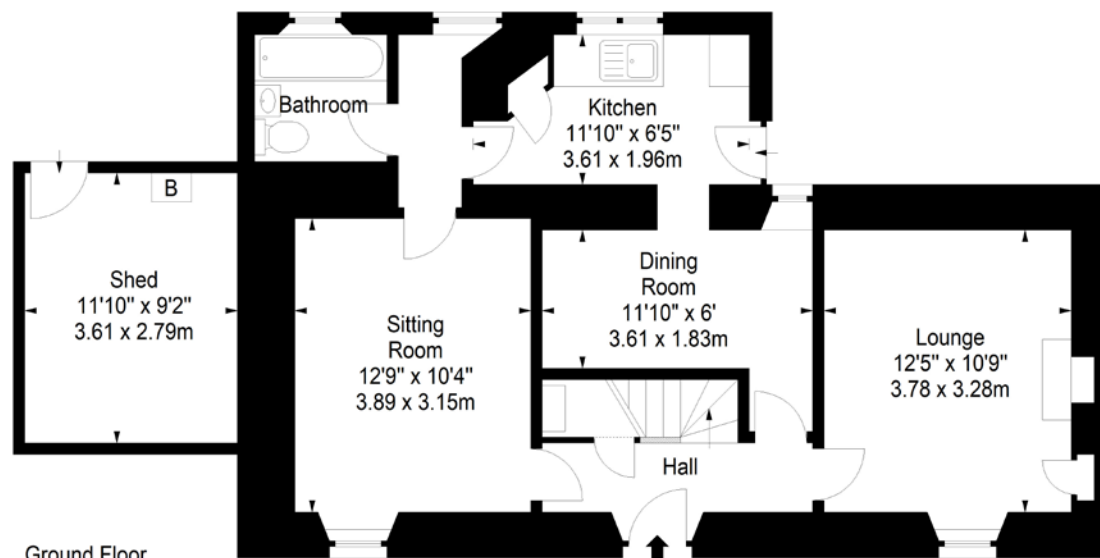
109 Sq Ft - 10.13 Sq M

For identification only. Not to scale.

© SquareFoot 2025

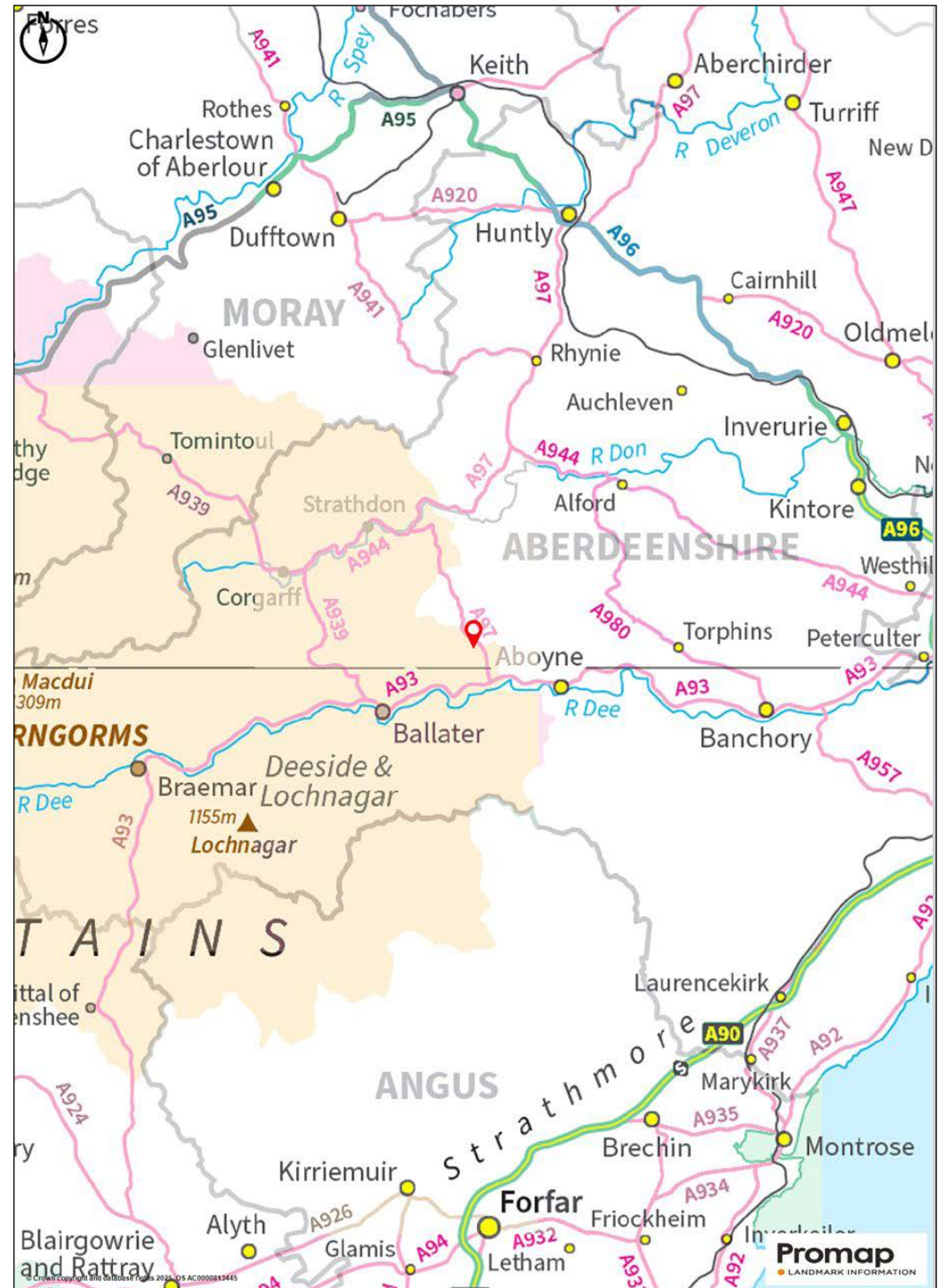


First Floor



Ground Floor







Galbraith



RESPONSIBLY PRINTED
PLEASE RECYCLE