



Galbraith

39 NORTH DEESIDE ROAD,
KINCARDINE O'NEIL, ABOYNE, ABERDEENSHIRE

39 NORTH DEESIDE ROAD, KINCARDINE O'NEIL, ABOYNE, ABERDEENSHIRE

Charming 2 bedroom house in a small village in idyllic Royal Deeside.

Aboyne 4 miles ■ Banchory 8 miles ■ Aberdeen 30 miles

- 1 reception room. 2 bedrooms
- Generous accommodation
- Private enclosed garden
- Close to Cairngorms National Park
- Desirable Royal Deeside location
- Second home opportunity

Galbraith

Aberdeen
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SITUATION

Kincardine O’Neil is one of the oldest villages in Deeside and lies on the north side of the River Dee within the heart of Royal Deeside, between the desirable towns of Banchory, only 8 miles, and Aboyne, 4 miles. The location is about 10 minutes’ drive from the Cairngorms National Park boundary and offers an array of outdoor leisure activities including salmon fishing on the River Dee, horse riding, mountain biking, forest and hill walking, good local and international golf courses, gliding, canoeing, shooting, skiing and snowboarding. The popular Deeside Way runs west through Kincardine O’Neil towards Aboyne and east toward Banchory, offering numerous walking, cycling and hacking options. In only a few minutes you can enjoy the trail along the North banks of the River Dee by foot or bike and the ski centres at Glenshee & the Lecht are within a short travelling distance. Schooling is provided at Kincardine O’Neil Primary School whilst secondary education is catered for at Aboyne Academy. Banchory Academy may be possible with the necessary applications. Private education is available in Aberdeen at Robert Gordon’s, St. Margaret’s school for Girls, Albyn School and the International School of Aberdeen. Kincardine O’Neil is a desirable location, either for those working in and around Aberdeen or for those wanting countryside living in a beautiful area.

Aberdeen is a 30-minute drive and provides all the leisure, recreational and entertainment facilities expected from the oil capital of Europe. It also provides good transport links with a mainline railway station to Edinburgh and beyond and is host to Aberdeen International Airport, providing both domestic and international flights. The airport can be reached by car comfortably within 40-minutes.

DESCRIPTION

Located in the heart of the charming village of Kincardine O’Neil in idyllic Royal Deeside, this mid terraced property is full of traditional charm and character. The property has many appealing features and has been freshly painted to create a neutral blank canvas for any buyer to enhance further. From the main front door, you enter the hall which in turn leads to the sitting room. The sitting room extends the length of the property overlooking the front & the rear garden and has

plenty space for dining furniture. The modern kitchen also overlooks the front and is fitted with wall & base units with matching work tops. There is space for white goods too. The rear hall has stairs leading to the first floor and a door directly leading to the enclosed rear garden. Continuing upstairs, there is the landing which leads to two bedrooms. Both bedrooms are spacious in size, enjoy an outlook to the front & rear and enjoy a traditional feature fireplace. The main bathroom has a bath and wash hand basin, whilst a separate W.C has a wash hand basin and toilet. The rear garden has a southerly aspect and is fully enclosed providing a sheltered and private outdoor space.

39 North Deeside Road is an ideal first-time purchase or as a second home or Scottish ‘bolt hole’. It may also present the opportunity for a holiday let business, with the necessary permissions.

ACCOMMODATION

Ground Floor: Entrance hall, sitting room/dining room, kitchen and rear hall.
First Floor: Bedroom one, bedroom two, bathroom & cloakroom.

GARDEN GROUNDS

This property enjoys a fully enclosed south facing garden. The garden is fenced with a pedestrian right of way access gate to the side. On street parking is available on North Deeside Road.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Mains	Mains	Mains	Freehold	Oil	Band D	Band E

DIRECTIONS

From Aberdeen travel west along the A93 North Deeside Road, passing through Banchory. Continue until you reach the village of Kincardine O’Neil. Continue into the village, 39 North Deeside Road is on the left-hand side.

POST CODE

AB34 5AA

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///played.voters.chitchat

VIEWINGS

Strictly by appointment with the Selling Agents.

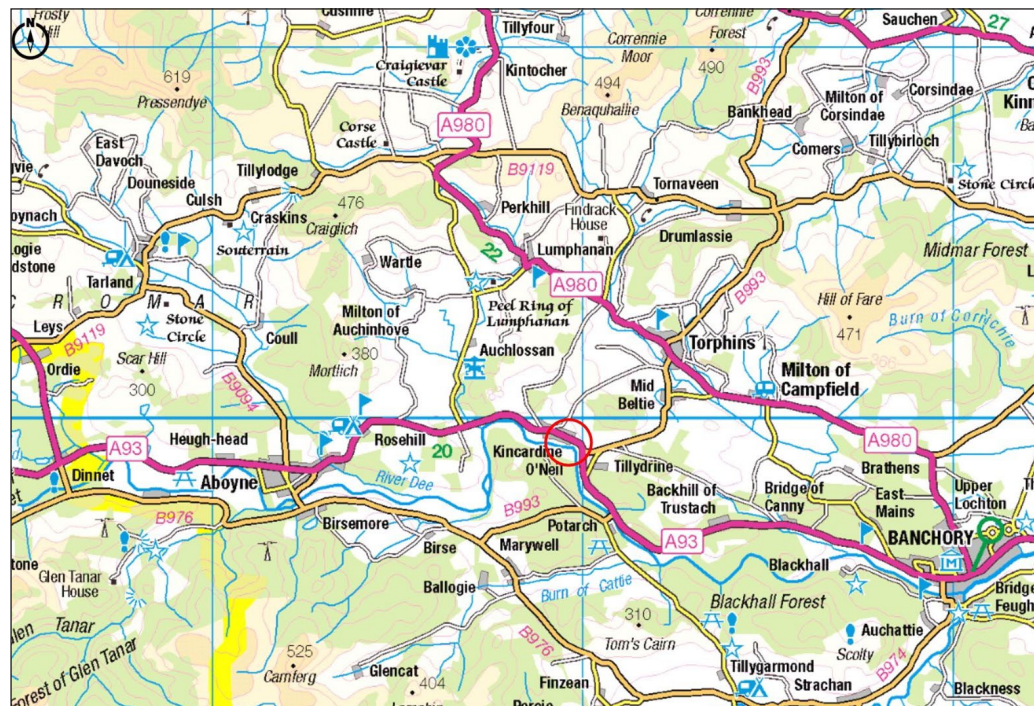
ANTI MONEY LAUNDERING (AML) REGULATIONS

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

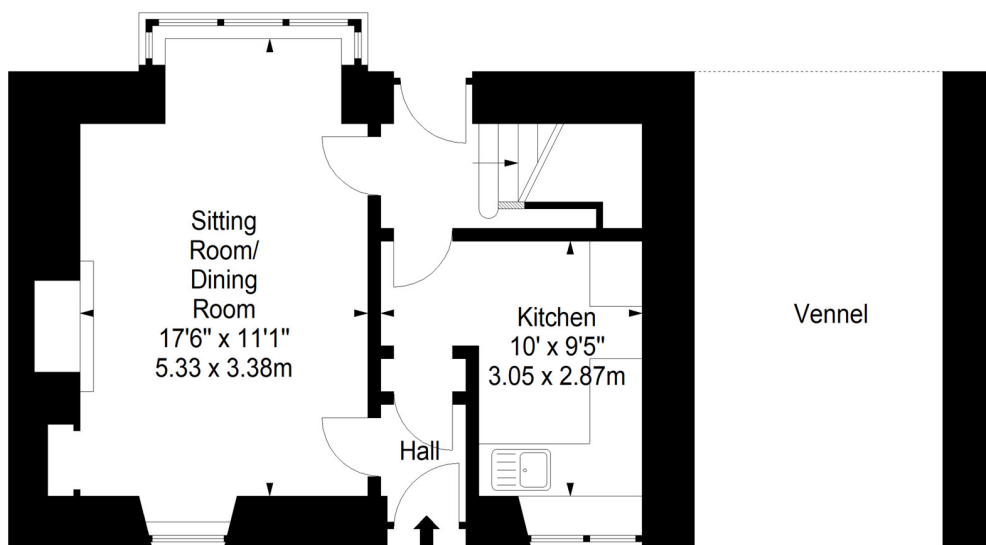
Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.



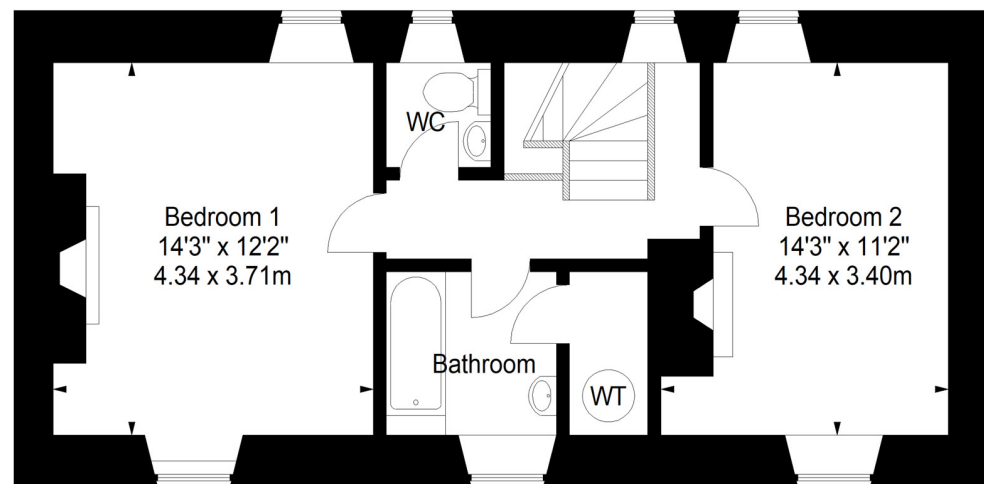
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Kincardine O'Neil,
Aboyne,
Aberdeenshire, AB34 5AA



Approx. Gross Internal Area
843 Sq Ft - 78.31 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor

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 November 2025.



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