

SUNFIELD COTTAGE

INCHMARLO, BANCHORY, ABERDEENSHIRE



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Attractive detached two-storey family home with around 1.9 acres of garden ground

Banchory 3 miles ■ Aberdeen city 22 miles ■ Aberdeen Airport 23 miles

- 3 reception rooms. 4/5 bedrooms
- Versatile family accommodation
- Luxurious master bedroom
- Integral double garage
- Around 1.9 acres
- Superb countryside location

Galbraith

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SITUATION

Situated 3 miles from Banchory in Aberdeenshire, Sunfield Cottage enjoys a peaceful and fairly private location with easy access to amenities. Banchory offers a variety of shops, restaurants and leisure facilities, and is surrounded by picturesque hills and countryside. Located less than 20 miles from Cairngorms National park, the property is situated in a picturesque part of Scotland, enjoying easy access to unspoilt countryside. There are a number of well-regarded schools in the area, including two primary schools and a secondary academy in Banchory. Private education is available in Aberdeen at Robert Gordon's College, St. Margaret's school for Girls, Albyn School and the International School of Aberdeen in Cults. Aberdeen Western Peripheral route is only 20 minutes' drive away providing easy access to the North & South of Aberdeen and other major Scottish cities including Edinburgh and Glasgow.

DESCRIPTION

Located within an elevated position, discreetly set back from the road, Sunfield Cottage is a beautifully presented two-story extended cottage that features generously proportioned rooms and stylish accommodation throughout. The original cottage site dates back to circa 1850 and would have been positioned to benefit extensively from the natural landscape surrounding it. To this day, the landscape has an attractive appeal, however, the main cottage has undergone many changes with extensive extension and remodelling. The home retains some elements of its original frontage but with both interior and exterior now designed and created for modern family life. The extensive front stone flag patio and timber deck offer a wealth of entertaining and outdoor space and creates a welcoming approach. The traditional timber front porch, modern conical turret



feature and the commanding floor to ceiling window to the master bedroom combine to give somewhat of a striking first impression.

The main entrance leads into a light-filled reception hall featuring warm wood flooring and a carpeted staircase to the upper level.

A door leads through into the kitchen and dining room which share an impressive open-plan space. French doors open out to the front decking and allow a high ingress of natural light to flood in. The kitchen features a range of wall, base and tall units, integrated appliances and contrasting work surfaces, the area also benefits from a breakfast bar with high seating for informal dining. From the entrance hallway, the utility room can be accessed and an adjacent door leads through to the integral double garage. A WC is also handily located here as well.

Moving back through the entrance hall to the opposite side of the property, the versatile public rooms create a wealth of opportunity for any growing family, the continual flow of hardwood flooring adds to the feeling of light and space. The lounge has triple-aspect front windows and a view of the rear garden. An attractive focal point of the room is the log-burning stove which offers a warm atmosphere to the immaculate room. The reading room features an array of bookshelves and a glass door to the exterior the flooring here combines carpeting with wood, ideal for a workspace or office if required. Completing the ground floor accommodation is a third public room which the current homeowners use as a TV or movie room. There is ample space for a variety of free-standing furniture here and décor is soft with neutral grey carpeting.



On the upper level, the master bedroom is an exceptional room, with floor to ceiling windows, and the natural light is extensive. The room proportions are generous and are further enhanced by a luxurious and well-appointed en-suite along with a walk-in wardrobe offering both hanging and shelved storage options. A study room or nursery is adjacent to the master bedroom and features the conical shape of the ground floor. Three good-sized double bedrooms are all equally well presented with soft neutral tones and quality carpeting. A family bathroom on this level has a spa-like quality with a Jacuzzi bath and a separate shower enclosure.

With an excellent balance of practical living and flexible living/ entertaining spaces, both inside and out, this home offers the full package.

ACCOMMODATION

Ground Floor - Entrance Hallway, Living Room, Sitting Room, Family Room, Kitchen with Open Plan Dining Room, Utility Room, Toilet

First Floor - Landing, Master Bedroom with Dressing Room and En-Suite Shower Room, Three further Bedrooms, Bathroom, Study

GARDEN GROUNDS

The property enjoys extensive garden grounds to an elevated position behind the house, as well as to the front and rear. A driveway leads off the main A93 road and accesses the property's ample parking spaces. The integrated double garage benefits from light, water and power with an electric door. The garage also benefits from the walls and ceiling completed with plasterboard lined. To the front of the property, the raised stone patio and timber decking provide entertaining space designed to capture the best light of any season. To the rear of the property, the garden grounds are expansive, there are areas of cut lawn with areas left to enjoy more natural growth. There is also a mix of woodland trees surrounding the border. Stretching to around 1.9 acres the grounds are a substantial playground for all the family to enjoy. A high degree of privacy is offered to the rear of the property with open countryside views. Boundaries, where defined, are post and wire fencing with timber sheds to remain.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Sunfield Cottage	Mains	Mains	Septic Tank	Freehold	Oil	Band G	E

DIRECTIONS

Travel West through the town of Banchory and continue along the A93 for approx. 3 miles and the property is on the right hand side, accessed via a driveway from the main road.

POST CODE

AB31 4AT



WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:

imprinted.commit.quest

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 2023



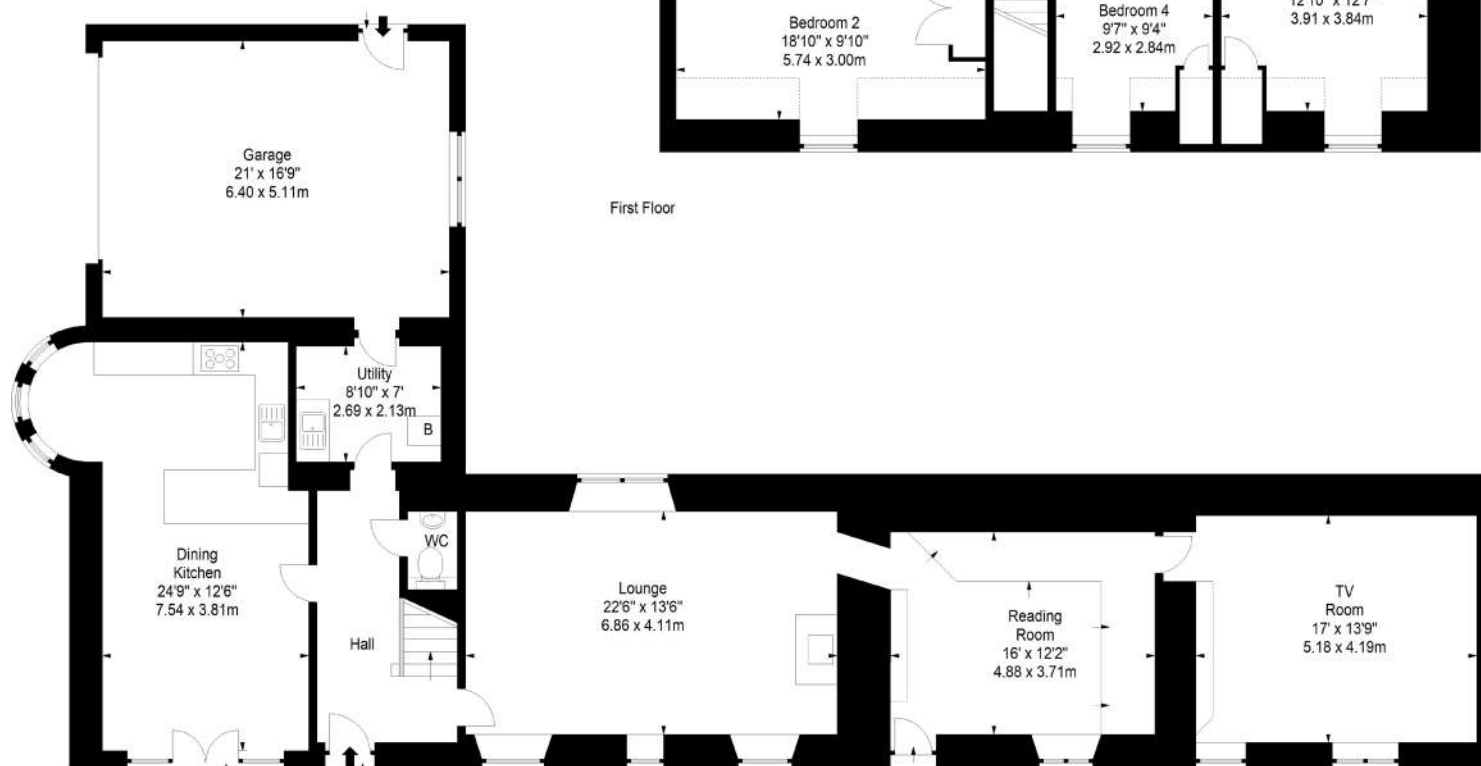
**Sunfield Cottage,
Inchmarlo,
Banchory, AB31 4AT**



Approx. Gross Internal Area
2971 Sq Ft - 276.01 Sq M
(Including Garage)
For identification only. Not to scale.
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First Floor



Ground Floor





Galbraith



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