

Galbraith

BANKHEAD FARMHOUSE
FORDOUN, LAURENCEKIRK





BANKHEAD FARMHOUSE, FORDOUN, LAURENCEKIRK

Detached farmhouse with various outbuildings and super views of the Mearns

Drumlithie 2 miles ■ Stonehaven 6 miles ■ Laurencekirk 9 miles
Aberdeen City 22 miles

- 2 reception rooms. 4 bedrooms
- Stone steading, storage barn and versatile outbuilding
- Situated in 1.4 acre site
- Easy commute to the city and beyond
- Close to a wealth of amenities



Galbraith

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 OnTheMarket



SITUATION

Bankhead Farmhouse is situated near the peaceful Mearns village of Fordoun and lies just approx. 6 miles south of Stonehaven adjacent to the A90 and within easy commuting distance of Aberdeen to the North and Forfar/Brechin to the South. Fordoun has a Primary School, playing field with Village Hall and recreational facilities. Close by Drumlithie is a lovely village located just some 2 miles from Bankhead Farmhouse. Amenities within the village include a hotel, shop, village hall, primary school and bowling green. The coastal town of Stonehaven lies some 6 miles with excellent road and rail links to the city. Stonehaven once a substantial fishing port, still retains much of its historic interest and the ruin of Dunnottar Castle to the south is a great tourist attraction. There is a picturesque harbour with hotels and restaurants, a range of shopping facilities, post office and banks. Stonehaven also has a leisure centre with gymnasium and swimming pool and an open air heated swimming pool, children's play areas and a putting green. There is also an 18 hole golf course with clubhouse on the nearby cliff tops, bowling green, tennis courts and open public parks and the sheltered harbour is ideal for a variety of water sports. Stonehaven also benefits from Mackie Academy which is a well-respected secondary School.

DESCRIPTION

Set within the heart of the Mearns offering beautiful views of the countryside, Bankhead Farmhouse has three/ four bedrooms and two/ three public rooms. This sizeable stone built family home also benefits from a range of versatile outbuildings. Set within extensive grounds measuring approx. 1.4 acres the property enjoys a good level of privacy. Served by oil heating and fully double glazed this ideal family home has generous living space whilst enjoying close links to the A90 and train links from the nearby station located in Stonehaven and Laurencekirk.

This property would be ideal for anyone commuting to Aberdeen/Dundee who is looking for a more rural lifestyle. The combination of traditional stone steading, storage barn and detached concrete frame building further enhance the potential. Constructed in 1975 the extensive concrete frame building offers a wealth of versatility in usage. Three independent units each have a roll shutter front entrance, power and light. Measurements are 25.5 metres x 32.7 metres, overall 670 metres approx.



Offering exceptionally spacious living accommodation throughout, the property spans two levels. Entering to the rear via a rear porch consisting of a large store and WC, the accommodation is immediately spacious. A family room has generous proportions and views over to the front aspect. There is ample space for a variety of free standing furniture and access through to the dining kitchen and internal hall. An attractive feature of the family room is the open fire set with a tile fireplace. The dining kitchen has a comprehensive range of timber wall and base mounted units with a fitted storage cupboard. Leading on through the hallway, a conservatory to the front of the property is the ideal place to enjoy the panoramic views. A large shower room has been added to the ground floor accommodation and has a separate shower enclosure. Completing the ground floor accommodation is the sitting room/ bedroom four, with an electric fire and marble surround as a main focal point.

On the upper level, two double bedrooms are serviced by a well-appointed bathroom and the master bedroom boasts generous room dimensions a large fitted cupboard, and an open and light aspect with a superb view. Storage needs have also been catered for with the addition of three large cupboards on the upper hallway landing.

ACCOMMODATION

Ground floor - Entrance conservatory, hallway, family room, dining kitchen, sitting room/bedroom four, shower room with WC. separate WC.

First floor - Three bedrooms and bathroom with WC.

GARDEN GROUNDS

Bankhead Farmhouse is reached by a shared access track from the main road, upon arrival the track opens up to a large parking area. The house has attractive gardens to the front and side of the property and have been mostly laid to lawn with seating areas to enjoy the surrounding fields and views to the countryside beyond. The site extends to approx. 1.4 acres with mature trees to the side and rear offering a good level of shelter and privacy. There is easy access to the barns and hard surface parking adjacent to detached concrete frame building. Boundaries, where defined, are of fencing.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Bankhead Farmhouse	Shared Private Water supply	Mains	Septic Tank	Freehold	Oil	Band E	F

DIRECTIONS

Upon leaving Stonehaven head along the A90 Dundee/Perth direction for approx. 5.5 miles. Just before the Fiddes Bridge service station leave the dual carriageway to the left and the road signposted for Kinneff/Inverbervie. Drive for approx. 0.4 mile. A blue house sign to the left indicates the shared track to Bankhead Farmhouse. (Pass the cottage on the left and continue to the Farmhouse)

POST CODE

AB30 1LN

WHAT3WORDS

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

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

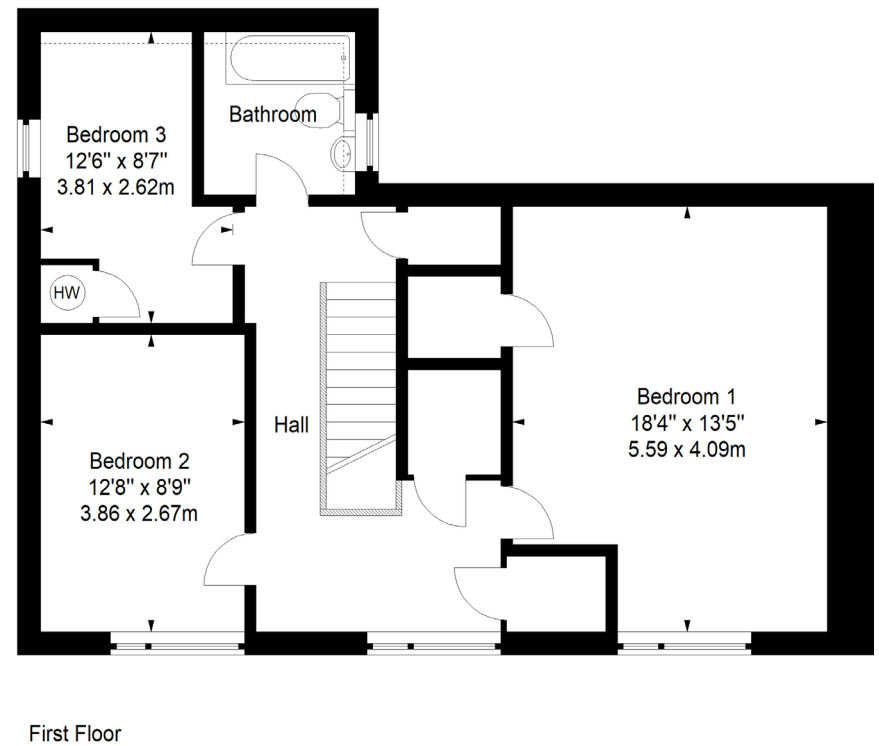
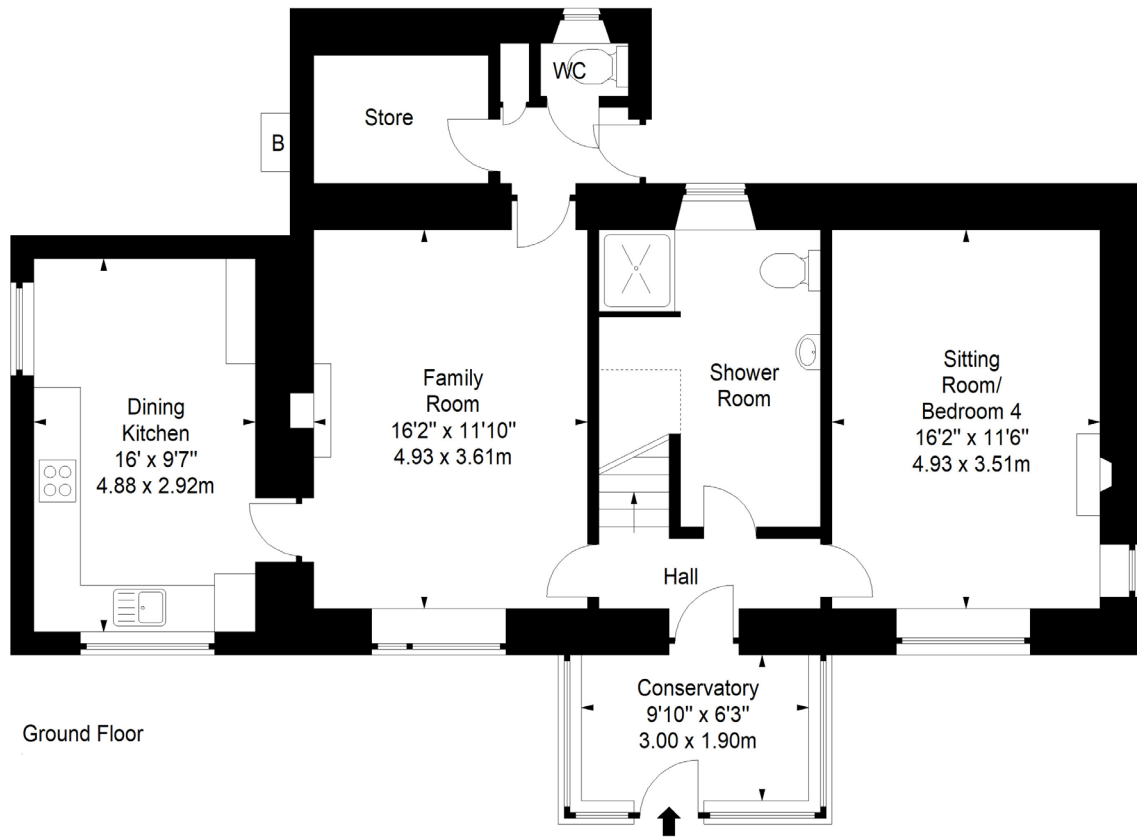
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are 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 July 2023



**Bankhead Farmhouse,
Fordoun,
Laurencekirk,
Aberdeenshire, AB30 1LN**



Approx. Gross Internal Area
1643 Sq Ft - 152.63 Sq M
For identification only. Not to scale.
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