

Galbraith

THE PINES

BLACKTOP, ABERDEEN, AB15 8QJ



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Beautifully presented detached family home with around 3.5 acres of land, including grass paddocks and equestrian facilities

Countesswells 1 miles ■ Cults 1.6 miles ■ Westhill 2.7 miles
Aberdeen City Centre 5.2 miles

- 2 reception rooms. 5 bedrooms. 3 Bathrooms
- Extremely well maintained and immaculate property
- Impressive location with stunning panoramic views
- Timber stables, paddock and excellent equestrian arena
- Ample parking for several vehicles
- Quiet countryside location yet easy commute to the city

Galbraith

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SITUATION

The Pines is situated just some 5 miles West of Aberdeen, enjoying an idyllic and peaceful location in the Aberdeen countryside. It is conveniently close to Aberdeen City and offers easy access to the AWPR bypass for commuters heading North or South of the city, as well as Aberdeen Airport and Dyce railway station. Westhill, Cults and Countesswells offer a range of local amenities, including various shops, post offices and pharmacies. Locally, there is a diverse range of recreational facilities, scenic woodland walks, and excellent golf courses. The nearest primary school is Countesswells and secondary education is provided for at the well-respected Cults Academy. The International School of Aberdeen is just over three miles away and the city also offers a range of private schooling.

A good equestrian community exists near The Pines, just a 30-minute drive from the Cabin Equestrian Centre & Riding Club, Ladyleys Equestrian Centre, Loanhead Equestrian, and Ardmedden Equestrian, which provide training and competitions in all disciplines. Additionally, Tillyoch Equestrian Centre is a 15-minute drive away, and Scotland's top-tier Bogenraith Equestrian, a new state-of-the-art facility, is located 20 minutes from the property. Balmedie Beach, with dedicated horse box parking, is also around 20 minutes' drive.

DESCRIPTION

The Pines is a wonderful, detached home with outstanding open views across the surrounding countryside. The property sits in approx. 3.5 acres of ground with the private driveway suitable for several cars and vehicles. Beautiful gardens come full of colour and have been well stocked attracting wildlife and birds. The current owners of The Pines have maintained and renovated this spacious bungalow into the beautiful family home it is today. Offering a truly idyllic outdoor lifestyle, the property has superb equestrian facilities as well as ample seating areas in which to relax and enjoy the views.



The property is set back from the road with a high degree of privacy from any other property and benefits from a warm and inviting kitchen exquisite rooms and all with tasteful décor. This property offers the discerning purchaser a wealth of comfort. Upon entering, the quality of finish and high level of detail is immediately noticeable. A high degree of attention to detail and presentation cannot be missed at the The Pines and the versatile accommodation lends itself well to multi generation living if desired. The current layout could be utilised by growing families well or a separate annex could be created if required.

Upon entering the front porch, the light and refreshing contemporary décor sets the scene for the rest of the property. Entering the main hallway, the tasteful décor continues, quality carpeting combines with fresh wall décor. The dining kitchen offers a sociable hub aspect, with a free-standing informal dining peninsular and there is a comprehensive range of wall and base mounted units with inset appliances. Accessed via French doors the conservatory adds additional space to the kitchen and could be used as a dining area with access to the garden. To the rear of the conservatory the handy utility room offers additional base mounted units and access to the integral garage. Viewers will be undoubtedly impressed with wonderful public rooms at The Pines. The lounge and dining room are set on open plan with each other and present a super social area in which to relax and entertain. A bay window offers a comfortable neuk in which to sit and take the panoramic views in, whilst the log burning stove adds an attractive focal point. High ceilings maximise the feeling of space whilst the space divides well into living and dining areas.

The master bedroom is a tranquil room with generous room dimensions. Light and fresh décor emphasis the feeling of space and the French doors allow a high ingress of natural light to flood in. A master bedroom also benefits from fitted wardrobe space as well as a luxurious ensuite shower room with twin sinks, walk in shower cubicle and a arrange of fitted vanity units. The rest of the bedroom accommodation has been cleverly utilised by the current owners to provide a range of working rooms which could suit the next purchaser or can easily be re-configured as desired.



The first double bedroom has the benefit of an en-suite and lies adjacent to bedroom three which is currently used as a home office/ study. Bedroom four is a superb sized room, and the current owners have configured this to be used as a second lounge/ kitchen for family to use, it also benefits from an external porch with exterior door, allowing direct access from the driveway, ideal for multi generation living or configuring as a separate self-contained annex. The units could be removed from this room as required. Bedroom five is equally well presented as the others and again is of generous proportions. A beautiful contemporary bathroom serves all the bedrooms to this side of the home and has been recently fitted with a modern free-standing bath and separate shower cubicle. Completing the accommodation is a handy WC located in the main hallway.

Every room has been immaculately designed to offer comfort but cleverly balances the need for practicality from a home which offers such a great outdoor lifestyle. The overall standard of décor is exquisite, and the use of quality fixtures fittings, flooring and carpeting is second to none. The versatility of room configuration offers a high degree of potential for any new purchaser of The Pines and early viewing is essential to appreciate the level of accommodation on offer.

ACCOMMODATION

GROUND FLOOR: Entrance Vestibule, Hallway, Cloakroom (with W.C.), Living Room/Dining Room on open plan, Bedroom 1 (with en suite Shower Room), Bedroom 2 (with en suite Shower Room), Bedroom 3, Bedroom 4, main family bathroom, Sitting room/Kitchen and Vestibule extension off, Kitchen with Conservatory extension off leading to the Utility Room.

GARDEN AND GROUNDS

The Pines has generous garden grounds with stunning views which can be enjoyed from most spots and excellent equestrian facilities all within easy reach of the house. This includes timber-built stables and storage rooms. The 3.5 acres give you your very own outdoor space to enjoy. The current owners have created a top quality yet accessible and easily managed equestrian facility set up. The stable blocks can be versatile and used as required, whilst the fenced arena has been immaculately maintained. The entire outdoor space offers endless opportunities and flexibility for any potential buyer to create their own countryside lifestyle.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

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

POST CODE

AB15 8QJ

WHAT3WORDS

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

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

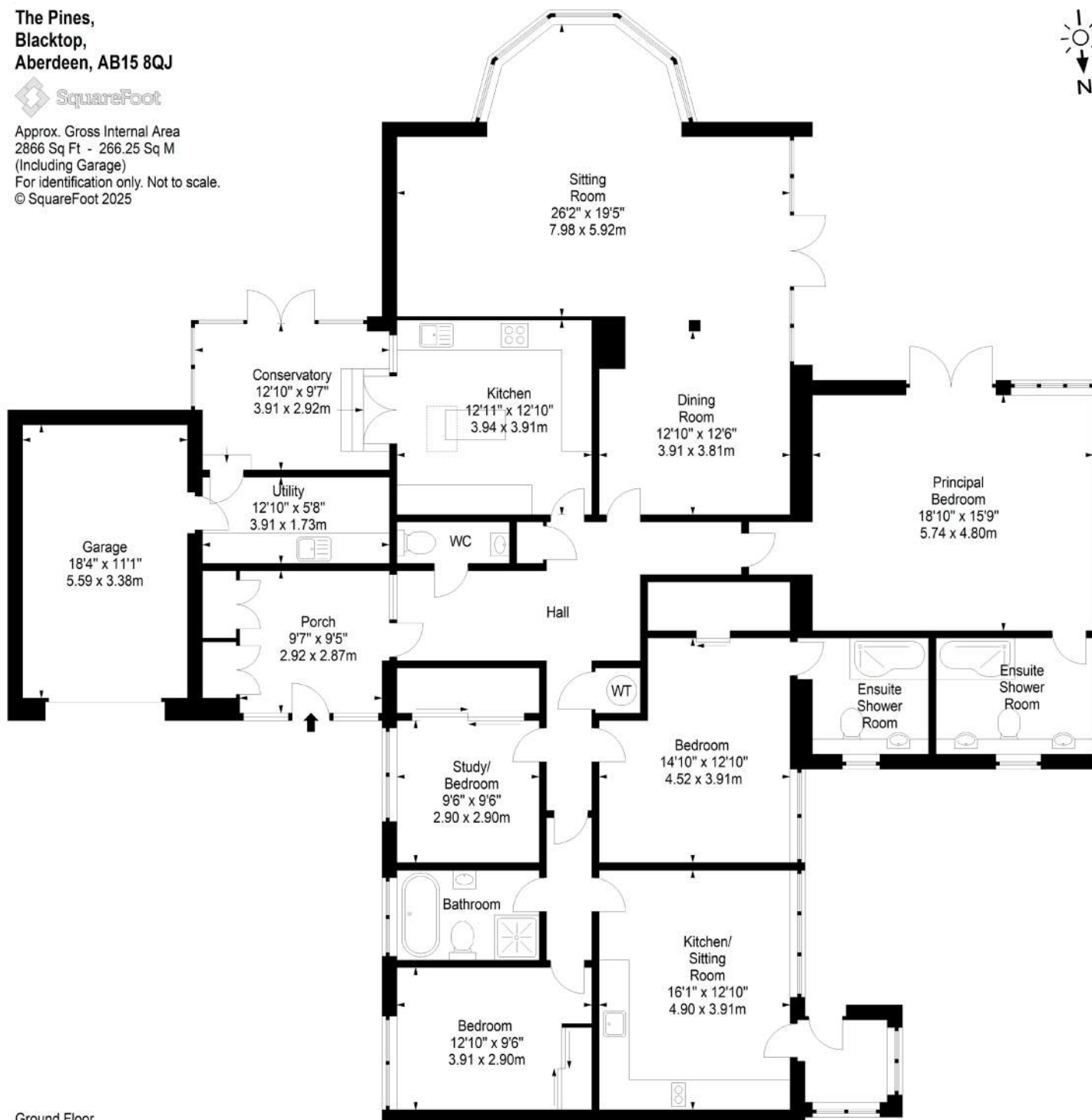
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are 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 April 2025



**The Pines,
Blacktop,
Aberdeen, AB15 8QJ**



Approx. Gross Internal Area
2866 Sq Ft - 266.25 Sq M
(Including Garage)
For identification only. Not to scale.
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Ground Floor





Galbraith



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PLEASE RECYCLE