

LOT 1 - CRAIGWILLIE
HUNTLY, ABERDEENSHIRE, AB54 4QT



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A commanding and immaculately presented Edwardian house, just minutes from Huntly, featuring a lovely orchard and garden. A double garage with attached sunroom, and a substantial bothy.

Huntly 1 mile ■ Elgin 25 miles ■ Aberdeen 39 miles

Offers over: £450,000

- 5 bedrooms, 3 reception rooms
- Superbly presented, well-proportioned family home
- Flexible accommodation throughout, ideal for multiple uses, including a guest house
- Extensive garden grounds with useful outbuildings
- Additional outbuildings including a versatile bothy space with open fireplace and toilet facilities
- Conveniently located within minutes of Huntly

Galbraith

Aberdeen
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SITUATION

Craigwillie Farmhouse benefits from a private and rural location, yet is easily accessible to many surrounding villages and towns, just one mile from the centre of Huntly. The road network allows for easy access to the beautiful surrounding countryside, with Aberdeen, Elgin, and Inverness all within comfortable reach and offering a wealth of amenities. Both Aberdeen and Inverness benefit from airports, and there are rail networks from Huntly and Keith.

The area is an excellent base from which to enjoy the many activities and attractions in the North East of Scotland. From the Cairngorms National Park to the golden beaches of the Moray Coast, the region offers golfing, fishing, historic castles, and renowned distilleries. Explore the Castle Trail, the world's only Malt Whisky Trail, and experience Scotland's rich wildlife.

Huntly is a historic market town offering a wide range of amenities, including primary and secondary schools, two major supermarkets, a good selection of independent shops, sporting and recreational facilities, and a train station with direct links to Aberdeen and Inverness. Keith offers similar amenities, including regular bus and rail services. Both towns benefit from a full range of commercial, recreational, leisure, and educational facilities, as well as a health centre, hospital (Huntly), and dental practices.

Huntly sits on the edge of the popular Speyside whisky trail and is one of the largest towns in the area. Nestled in the hills near Huntly, the Glendronach Distillery is one of Scotland's oldest working distilleries, producing richly sherried single malts since 1826.

DESCRIPTION

Craigwillie Farmhouse is a most attractive period home, set within its extensive garden grounds, just minutes from the ever-popular market town of Huntly. Believed to date from the early 1900s, the property has been immaculately maintained and modernised by the current owners. It enjoys a peaceful outlook over open farmland and beautifully presented gardens.

The house features a solid granite exterior under a traditional slate roof, giving it a commanding and timeless appearance. Windows and doors throughout are of UPVC design with double-glazing. Heating is provided by an oil-fired Warmflow boiler, supplemented by a wood-burning stove in the rear sitting room.

Substantial redecoration has been undertaken by the current owners, with careful attention paid to detail, presentation, and ongoing maintenance. Considerable improvements have been made throughout, most notably the superb family dining kitchen—truly the heart of the home. Beautiful bathrooms serve the bedroom accommodation, and there is an abundance of practical attic storage in two areas of the property providing opportunity for a loft conversion or further development. Additionally, a full-height basement with original flagstone flooring below the main staircase offers excellent potential for further development or flexible use.

Living accommodation spans two levels with a bright, airy feel throughout. As such, this is a delightful home—ideal for modern family life, multi-generational living, or potentially a commercial venture such as a bed and breakfast. Ample parking is available at the front of the house, along with a detached double garage. A wonderful addition to the garage is the sunroom at the rear, which allows for year-round enjoyment of the gardens and offers versatile ancillary space.

While retaining much of its period charm, Craigwillie features panelled doors, cornicing, and deep skirting boards. Formal entry is through a front vestibule, setting the tone for the rest of the home. The main sitting room provides an elegant space for family relaxation, and a sizeable ground-floor bedroom enjoys views to the front. Both are served by an immaculate shower room. A dedicated



home office supports modern working life.

The expansive kitchen features a stylish range of contemporary wall and base-mounted units with integrated appliances and ample room for a large family dining table. To the rear of the kitchen, a utility room and secondary entrance vestibule provide further practicality. Completing the ground floor is a second sitting room with French doors leading to the rear driveway.

Upstairs, a split-level timber balustrade staircase leads to four generously sized double bedrooms, all bright, freshly presented, and with an airy aspect. Bedrooms four and five benefit from fitted wardrobe and cupboard space. The family bathroom is fitted with a high-quality suite and modern fittings.

Accessed via a pull-down ladder, the attic spans the full width of the upper floor and, subject to the necessary consents, could be converted into additional living space. In all, Craigwillie offers practical yet elegant accommodation, ideal for a wide range of buyers.

ACCOMODATION

Farmhouse

Ground Floor

Entrance vestibule, hallway, porch, living room, sitting room, dining room/bedroom, dining kitchen, shower room with WC and a utility room.

First Floor

Four bedrooms and family bathroom with WC.



GARDEN GROUNDS & OUTBUILDINGS

The driveway sweeps around the exterior of Craigwillie Farmhouse, and the gravel front area provides ample space for a variety of vehicles. This includes access to the property’s electric double garage door (6.98m x 6.88m), with a south-west-facing sunroom (5.66m x 5.41m), located to the rear of the parking facilities. The surrounding gardens are a combination of lawn and mature borders, enclosed by a mix of fencing and stone walls. A larger garden area extends away from the house and has been beautifully landscaped with established planting. The outdoor space is ideal for those seeking an active, outdoor lifestyle and benefits from excellent exposure to both afternoon and evening sun. Included in the sale is a charming stone-built bothy with a corrugated metal roof, a large open fireplace, and toilet facilities, offering further potential as a workshop, entertaining space, or additional storage (13.11m x 4.9m). Please note that the bothy is attached to agricultural buildings, which are in separate ownership.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

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

POST CODE

AB54 4QT

WHAT3WORDS

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

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the sole selling agents – Galbraith, 337 North Deeside Road, Cults, Aberdeen, AB15 9SN. Tel: 01224 860710. Fax: 01224 869023. Email: aberdeen@galbraithgroup.com

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.

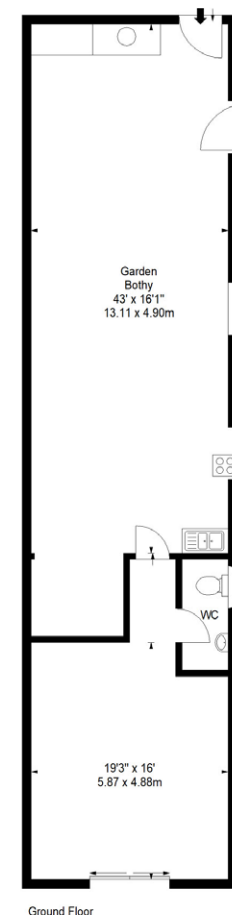
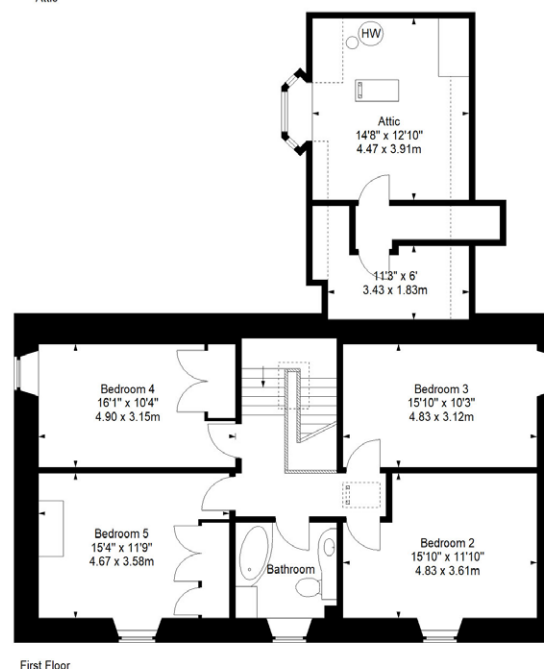
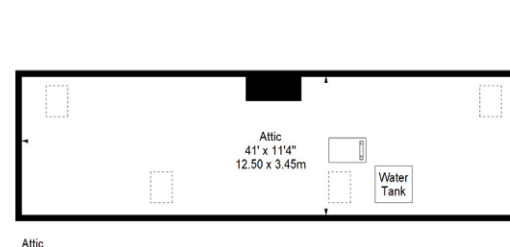
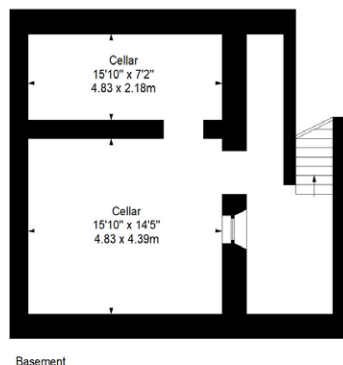
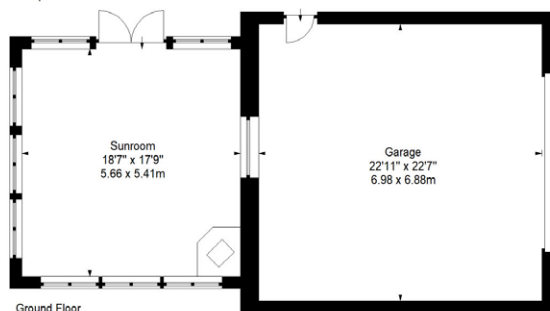




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Approx. Gross Internal Area
3299 Sq Ft - 306.48 Sq M
Attics
Approx. Gross Internal Area
776 Sq Ft - 72.09 Sq M
Out Buildings
Approx. Gross Internal Area
2000 Sq Ft - 185.80 Sq M
For identification only. Not to scale.
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IMPORTANT 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 May 2025





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