



Galbraith

4 DEE BANK

SOUTH DEESIDE ROAD, RIVERSIDE OF BLAIRS, ABERDEEN



4 DEE BANK, SOUTH DEESIDE ROAD, RIVERSIDE OF BLAIRS, ABERDEEN

A modern three-bedroom semi-detached family home in a sought-after Deeside hamlet

Cults 5 miles ■ Westhill 7 miles ■ Aberdeen City 6 miles

- 1 reception room. 3 bedrooms
- Bright open-plan living and kitchen space
- Private garage providing off-street parking
- Local amenities available in nearby Cults, Milltimber and Peterculter
- Around 6 miles from Aberdeen city centre
- Peaceful setting beside the River Dee

Galbraith

Aberdeen
01224 860710
aberdeen@galbraithgroup.com



SITUATION

4 Dee Bank is set within the highly desirable Riverside of Blairs on South Deeside Road, a semi-rural location offering the perfect blend of countryside tranquillity and city convenience. The surrounding area is renowned for its scenic beauty, with rolling farmland, mature woodland, and the River Dee close by, providing an idyllic backdrop for walking, cycling, and outdoor pursuits. The property is just some 6 miles from Aberdeen city centre. Aberdeen offers a wide range of shopping, dining, and cultural amenities. Union Square, Union Street, and the West End are home to both independent boutiques and high street retailers, while the city boasts a vibrant restaurant scene, theatres, art galleries, and sporting facilities. Aberdeen is also home to both the University of Aberdeen and Robert Gordon University. The nearby suburb of Cults provides excellent local amenities including shops, cafés, leisure facilities, and highly regarded schools, making the South Deeside area especially attractive for families. South Deeside Road links easily to the Aberdeen Western Peripheral Route (AWPR), providing quick access to the north and south of the city, Aberdeenshire's coastal towns, and the wider Scottish road network. Aberdeen International Airport (approx. 30 minutes by car) offers flights to a wide range of UK and European destinations, while the city's railway station provides direct services to Edinburgh, Glasgow, Inverness, and London.

DESCRIPTION

4 Dee Bank is a modern two-storey semi-detached house, built around 2017, and forms part of a small and exclusive development in the peaceful hamlet of Blairs. The property offers bright and spacious accommodation ideally suited to family living, with a contemporary layout and a desirable location on the outskirts of Aberdeen. The position beside the River Dee provides a picturesque backdrop, enhancing the charm and appeal of the property.

On the ground floor, the property is entered through a welcoming vestibule with WC, which leads into the open plan living and kitchen area. This generous space is filled with natural light and creates a sociable heart to the home, perfectly designed for both everyday family life and entertaining. The kitchen itself has a wide range of wall and base mounted units. There is generous worktop space, and the central peninsula stretches out the full length of the kitchen which has been crafted to allow for tall seating, a lovely place to enjoy informal dining. Integrated appliances are a high quality and are seamlessly built in. The open plan living and dining area is a bright and spacious room, designed for modern family living. The flexible layout allows for comfortable lounging and dining areas that flow naturally together, perfect for relaxing or entertaining. Two sets of sliding patio doors fill the room with natural light and open directly onto the rear garden, creating a lovely sense of space and seamless indoor/outdoor living. The under-stair cupboard provides a clever storage solution, perfect for shoes, coats, or everyday items. In addition, the home offers ample built-in storage throughout, including cupboards and wardrobes, keeping living spaces tidy and organised without compromising on style. The first floor provides a comfortable and practical arrangement with an airy landing leading to the principal bedroom, which benefits from its own stylish en-suite shower room. There are two further bedrooms, both well proportioned, together with a beautifully appointed family bathroom.





4 Dee Bank presents an exceptional opportunity to acquire a modern home in a tranquil yet well-connected setting. It combines contemporary design and practical living space with the charm of rural Deeside, making it an ideal choice for families or professionals seeking both comfort and convenience.

ACCOMMODATION

Ground floor: Hall, living room and kitchen on open plan, WC.
First floor: Landing, bedroom with en-suite shower room, 2 further bedrooms, bathroom

GARDEN

The property benefits from private garden grounds to the front, side, and rear, providing a tranquil outdoor space with peaceful riverside views. The gardens offer pleasant areas to sit and relax, perfect for enjoying the natural surroundings or entertaining friends and family. A driveway provides convenient off-street parking, while a detached single-car garage offers secure parking or additional storage. Beyond the private gardens, the surrounding amenity grounds provide direct access to scenic walks along the River Dee, allowing residents to enjoy leisurely strolls or explore the riverside at their leisure.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Mains	Mains	Mains	Freehold	Gas	Band E	B

DIRECTIONS

Head south-west on North Deeside Road (A93) towards Dunmail Avenue. After approximately 2.8 miles, turn left onto the B979 and continue along this road until you reach the junction. At the junction, turn left again onto the B979, and continue for around 1.4 miles. Upon reaching the development, number 4 is accessed by turning left and then a sharp left again.

POST CODE

AB12 5WH

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: <https://w3w.co/combining.moon.living>

VIEWINGS

Strictly by appointment with the Selling Agents.



Dee Bank,
South Deeside Road,
Riverside of Blairs,
Aberdeen,
Aberdeenshire, AB12 5WH



Approx. Gross Internal Area

1355 Sq Ft - 125.88 Sq M

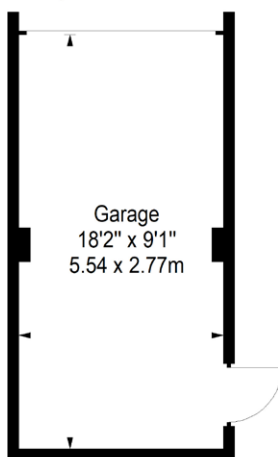
Garage

Approx. Gross Internal Area

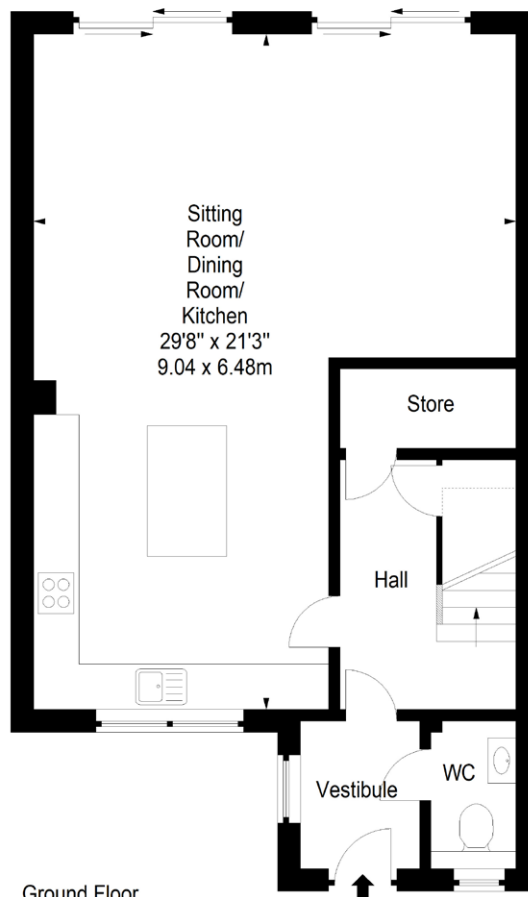
165 Sq Ft - 15.33 Sq M

For identification only. Not to scale.

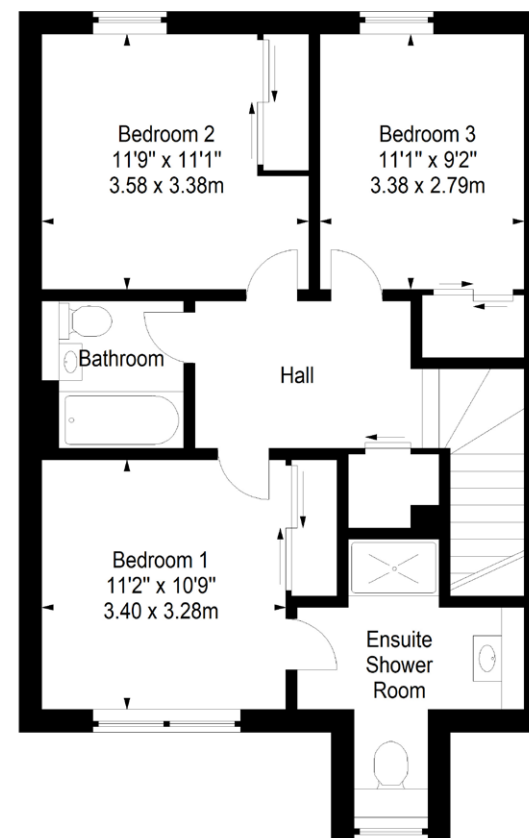
© SquareFoot 2025



Ground Floor



Ground Floor



First Floor

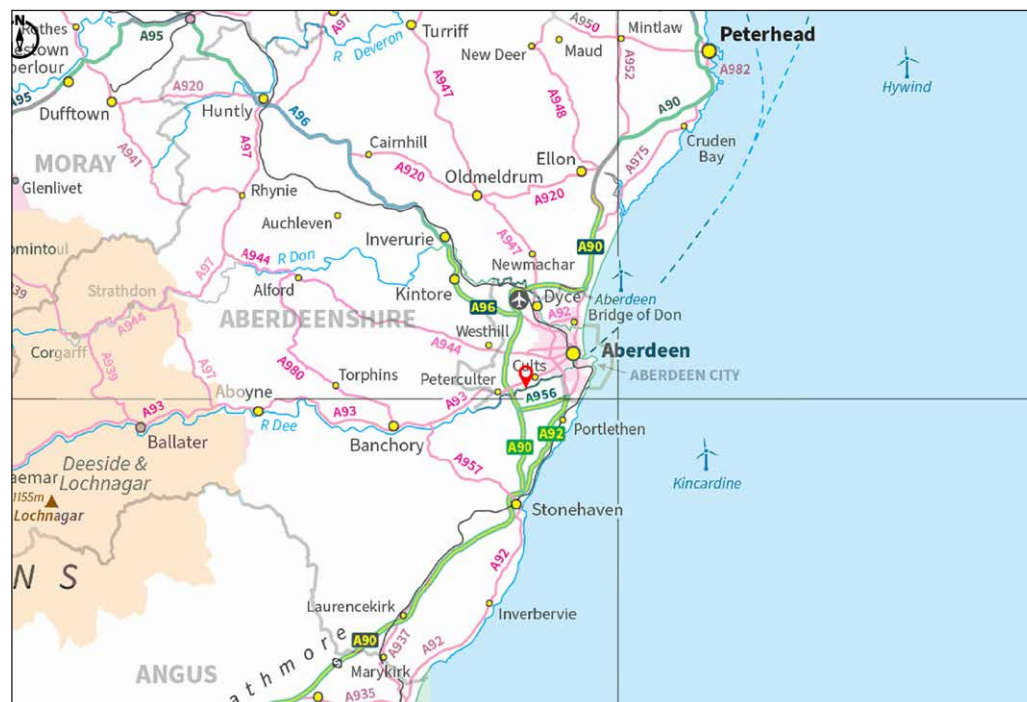
ANTI MONEY LAUNDERING (AML) REGULATIONS

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 2025





Galbraith



RESPONSIBLY PRINTED
PLEASE RECYCLE