



Galbraith

TILLYDRINE HOUSE

KINCARDINE O'NEIL, ABOYNE, ABERDEENSHIRE



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Grade C listed country house in the idyllic Royal Deeside. A special opportunity with incredible potential.

Banchory 8 miles ■ Aboyne 6 miles ■ Aberdeen Airport 22 miles

- Grade C Listed country house
- Incredible potential
- Rare opportunity
- Around 3 acres in total
- Idyllic Royal Deeside location
- Beautiful scenery & location

Galbraith

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 **OnTheMarket**





SITUATION

Kincardine O'Neil lies on the north side of the River Dee and is located within the heart of Royal Deeside between the desirable towns of Banchory, only 8 miles, and Aboyne, 6 miles. The location is about 15 minutes' drive from the Cairngorms National Park boundary and offers an array of outdoor leisure activities including salmon fishing on the River Dee, horse riding, mountain biking, forest and hill walking, good local and international golf courses, gliding, canoeing, shooting and snowboarding. The popular Deeside Way runs close by leading into Kincardine O'Neil amenities and school, together with Aboyne to the West and Banchory to the East. The Deeside Way offers numerous walks and cycling on your doorstep and in only a few minutes you can enjoy the trail along the North banks of the River Dee by foot or bike and the ski centres at Glenshee & the Lecht are within a short travelling distance. Schooling is provided at either Kincardine O'Neil Primary School whilst secondary education is catered for at Aboyne Academy. Banchory Academy may be possible with the necessary applications. Private education is available in Aberdeen at Robert Gordon's, St. Margaret's school for Girls, Albyn School and the International School of Aberdeen. Kincardine O'Neil is a desirable location, either for those working in and around Aberdeen or for those wanting countryside living in a beautiful area. Aberdeen is a 30 minute drive and provides all the leisure, recreational and entertainment facilities expected from the oil capital of Europe. It also provides good transport links with a mainline railway station to Edinburgh and beyond and is host to Aberdeen International Airport, providing both domestic and international flights. The airport can be reached by car comfortably within 40 minutes from Tillydrine House.



DESCRIPTION

This incredible hidden gem lies within the idyllic Royal Deeside in Aberdeenshire, only a short drive from the Cairngorm National Park, and sits within 3 acres of private and secluded grounds. Standing proudly in the feu with an enviable elevated position, Tillydrine House is a Grade C listed building dating back to the late 19th century and of Aberdeen granite construction. Tillydrine House would have once been an impressive and affluent family home and then became a hotel, which explains the more modern extension to the west side, and over more recent years has sadly fallen into disrepair. The present owners purchased Tillydrine House in 2015 after falling in love with the location and the immense potential on offer. Since then they have preserved its present condition and have completed some essential improvements to pave the way for future work including 3 phase mains electricity and mains water connections. Although other exciting opportunities have arisen elsewhere for its present owners, it's with a very heavy heart that they bring Tillydrine House to the open market.

Considerable work awaits the future owner of this special home, and it's to be fully expected that the property will need to be brought back to its traditional stone shell to start again. However, this is a unique opportunity to retain a beautiful historic property in a highly desirable location, and with the chance to introduce the energy efficient and modern features and requirements one would expect of a forever family home.



GARDEN GROUNDS

Tillydrine House sits in around 3 acres of private garden grounds. A sweeping private driveway from the road, lined to one side by mature rhododendrons, leads up to the north side of the house. To the east side there is the original stone steps leading down to the garden grounds and there is an abundance of rhododendrons with wild birds and various wildlife. This garden offers a high degree of privacy, space and shelter.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Council Tax
Tillydrine House	Mains	3 phase mains	Septic tank in feu	Freehold	Currently exempt

The present owners have brought 3 phase electricity to the site together with a new phone line. Mains water water pipes have been brought to site with shut-off valves located both at the entrance on the main road and on the site itself. Any purchaser will require to finalise the connection.

The septic tank is located within the feu and all drainage was subject to a full survey in previous years, including inspection and drains were jetted.

The building is currently exempt from council tax as the property is not habitable.

KEY INFORMATION

1. Due to the condition of the building access to the first and upper floors are not possible.
2. We, nor the seller, are aware of any historic floor plans to understand the previous layout of the upper levels. An indicative floor plan of the ground floor is available from the agents.
3. The containers on site may be available under separate discussion.
4. Not all areas of the property have been inspected by the agent due to safety precautions.
5. No timber specialist reports have been obtain as its fully expected any potential purchaser will need to strip the building back to the original stone walls.
7. There is no home report or survey reports.
8. We anticipate the property will not be suitable for mortgage lending.

DIRECTIONS

Travel west along the A93 North Deeside Road, passing through Banchory. Continue passing Potarch Bridge on your left, and around 0.6 miles ahead turn right sign posted 'Tillydrine'. Continue up to this road for a short distance and the entrance to Tillydrine House is on the right hand side as indicated by our for sale sign.

POST CODE

AB34 5AH

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///belly.lamppost.dolphin

VIEWINGS

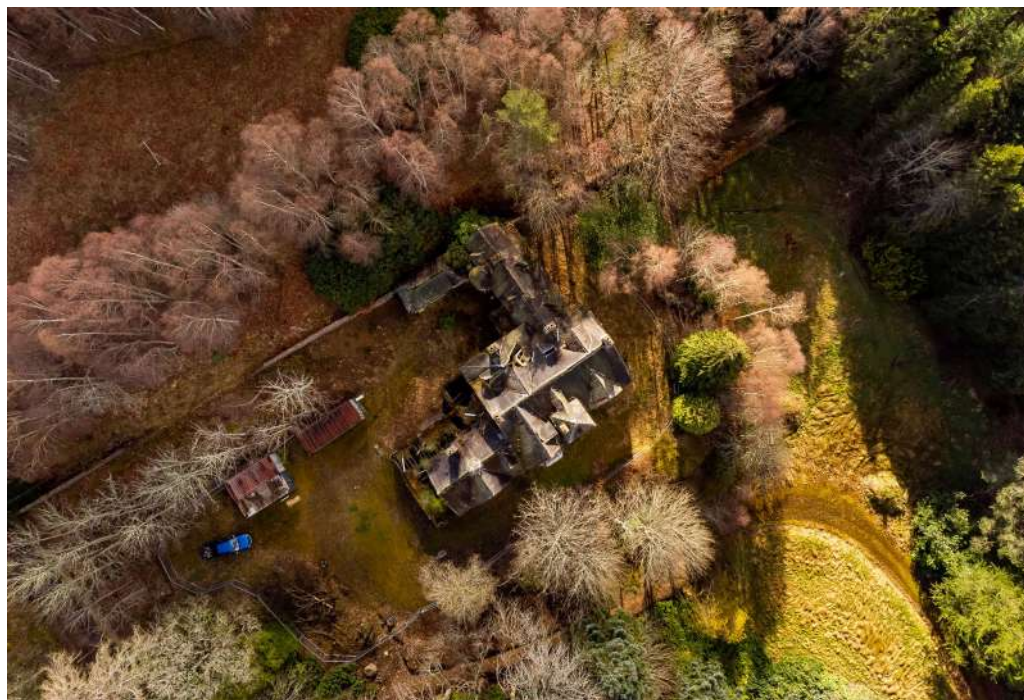
Viewings of Tillydrine House are strictly by appointment with the Selling Agents for serious interested parties only. The house is unsafe to enter unaccompanied and only minimal rooms on the ground floor can be seen. There is no access to the upper levels.

Please do not attempt to enter the site or property unaccompanied. The site is secured and has security CCTV.

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. Photographs taken in April 2023.





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