

**LAND AT UPPER KINGSHILL,
KINGSWELLS, ABERDEEN**

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Land extending to around 15 acres (6.07 hectares) in a convenient yet peaceful location.

Kingswells 0.5 miles ■ Cults 4 miles ■ Aberdeen City 6 miles

- Around 15 acres (6.07 hectares)
- Easily accessible & conveniently located
- Sought after location in Aberdeen
- For sale as a whole

Galbraith

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 OnTheMarket



SITUATION

The land at Upper Kingshill lies in a rural setting west of Aberdeen, in the Kingswells/Countesswells area of Aberdeen. Positioned off a quiet no-through country road the area is predominantly countryside farmland with views over open agricultural fields. The land is located about 6 miles west of Aberdeen city centre.

DESCRIPTION

Situated in a peaceful rural setting in Kingswells, this substantial block of land at Upper Kingshill presents an outstanding opportunity within easy reach of Aberdeen city. Extending to around 15 acres (6.07 hectares), the land has predominantly been used for the grazing of horses and in the past for arable uses. The setting enjoys a high degree of privacy, accessed via a quiet rural track, and benefits from an open outlook across the surrounding countryside. Boundaries are partially fenced.

The location offers the perfect balance of a countryside setting but with the convenience of easy access to local amenities in Kingswells and Countesswells as well as Cults and Aberdeen city itself.

DIRECTIONS

From the A944 Kingswells junction, continue through the new Countesswells Development, and turn right onto Burnett Drive and then right onto Burnett Street. A private track road is on the left-hand side, continue along to access the field.

POST CODE

AB15 8QB

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: [///booms.uproot.cheek](https://www.what3words.com/booms.uproot.cheek)

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 2024