

# THE HEIGHTS

2 HILLHEAD OF POTTERTON, ABERDEENSHIRE



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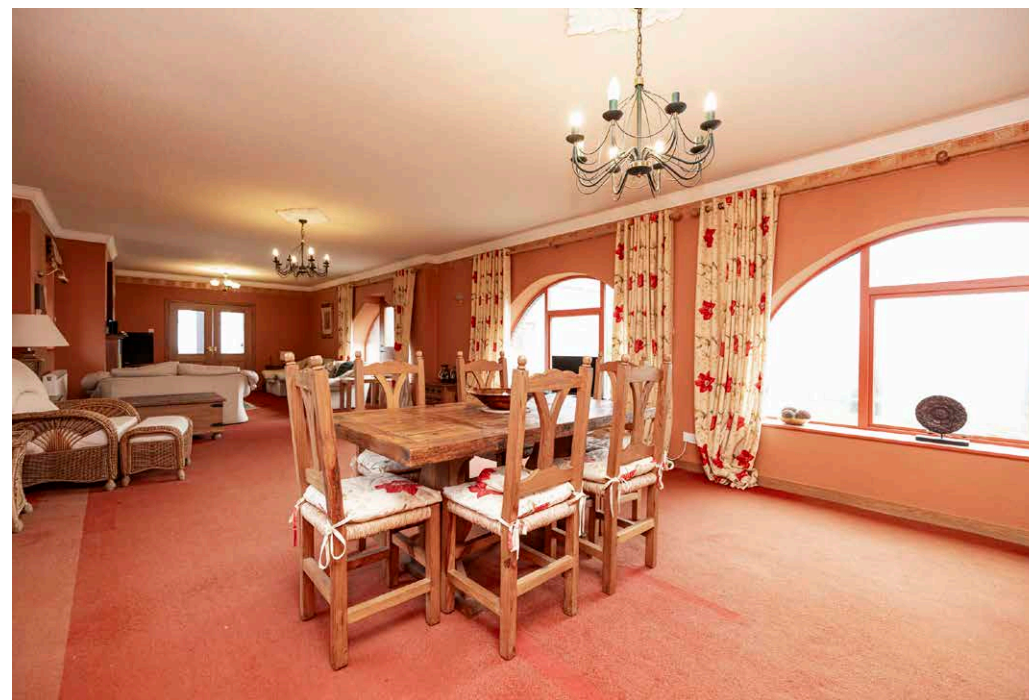
Versatile 5-bedroom detached home with annexe potential and stunning panoramic views.

Potterton 1 mile ■ Dyce 4 Miles ■ Aberdeen City 6 miles

- 3 reception rooms. 5 bedrooms
- Generously proportioned detached steading conversion
- Option for self-contained ground floor annexe
- Peaceful rural setting with excellent commuter links
- Only 10 minutes to Aberdeen International Airport
- Two new boilers just installed

**Galbraith**

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## SITUATION

Potterton is a tranquil village in Aberdeenshire, situated about 6 miles north of Aberdeen city centre and roughly 2 miles southwest of Balmedie. Nestled amidst expansive, gently rolling countryside, Potterton has a small, tight-knit population, giving it a strong sense of local identity. The village features historic stone buildings, including a local church, and is surrounded by farmland and woodland. It's a quiet, family-friendly place ideal for those seeking a slower pace of life. The nearest primary school is Balmedie School, about 2.5 miles away, while the closest secondary option is Oldmachar Academy, around 3 miles away. For rail links, Dyce station lies approximately 4 miles away, with Aberdeen station also within reachable distance. Medical services are accessible too, the nearest GP surgery is in Dyce. One of Potterton's most valuable features is its proximity to Aberdeen International Airport, located just 5.5 miles (approximately 10 minutes by car) to the west. This makes the village highly convenient for frequent flyers, offshore workers, and business travellers. The airport offers domestic and international flights. In addition to passenger services, the airport is a major hub for the North Sea oil and gas industry.

## DESCRIPTION

Originally built circa 1900 and thoughtfully converted in 2001, 2 Hillhead Steading is a charming, detached home that beautifully blends traditional character with the needs of modern family living. Located within a most private of locations, within the Aberdeenshire countryside, the property enjoys striking panoramic views and a peaceful, rural ambience, all while remaining within easy reach of local amenities, excellent transport links, and Aberdeen city centre.

Constructed from solid stone, this attractive property exudes character and offers exceptional versatility and space throughout. The interior layout has been carefully designed to support both relaxed daily living and effortless entertaining, making it an ideal home for families of all sizes.

On entering the property, you are welcomed by a bright and inviting entrance vestibule that opens into a spacious family room or hallway, complete with a feature fireplace that adds a warm and welcoming touch. The ground floor continues with a generous lounge and dining area, where striking crescent-shaped windows flood the space with natural light and frame picturesque views of the surrounding landscape creating a truly impressive focal point.

The well-equipped kitchen offers a comprehensive range of wall and base units, along with ample work surface space, ideal for both everyday use and entertaining. Also on the ground floor is a comfortable bedroom, a separate sitting room, a versatile kitchenette/utility area, and a contemporary shower room with WC. This flexible arrangement creates an ideal opportunity for a self-contained annexe, perfectly suited for extended family, guests, or independent living needs. Upstairs, the accommodation continues. The principal bedroom benefits from a modern en suite shower room, while three additional, generously sized bedrooms are served by two further bathrooms, each with WC. Natural light flows freely throughout the home, enhanced by UPVC casement windows, as well as Velux roof lights on the upper level. Traditional-style timber-glazed entrance doors add further character and charm.

This unique and adaptable home combines the best of both worlds offering period charm, modern convenience, and a generous level of living space inside and out. Early viewing is highly recommended to fully appreciate the lifestyle and potential this delightful property has to offer.



## ACCOMMODATION

Ground floor - Entrance vestibule, family room/hall, lounge/dining room, kitchen, bedroom, sitting room, kitchenette/utility room and shower room with WC.

First floor - Bedroom with en suite shower room, 3 further bedrooms and 2 bathrooms with WCs.

## GARDEN GROUNDS

Set back from the road and accessed via a shared private access road, the property also benefits from a shared pathway to the rear garden, complete with a charming arched entrance. Externally, the property boasts a semi-detached double garage. A separate concrete block garden shed adds useful storage space. The front of the property features a private driveway offering ample parking and direct access to the garage. Gardens to the front are laid mainly to lawn, while the rear garden is attractively finished with stone chips and paved areas, creating ideal spaces for outdoor living.

## SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Mains	Mains	Septic Tank	Freehold	LPG	Band G	F

## DIRECTIONS

From Aberdeen, travel north along the A90 Aberdeen/Ellon road, taking the first exit at the B&Q roundabout, onto the B999 Pitmedden/Tarves road. Follow the road until you reach Potterton and take the first road on the left onto Gourdie Park. The house is located up a track off the Gourdie Park Road.

## POST CODE

AB23 8UU

## WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: tentacles.crass.crusher

## VIEWINGS

Strictly by appointment with the Selling Agents.

## ANTI MONEY LAUNDERING (AML) REGULATIONS

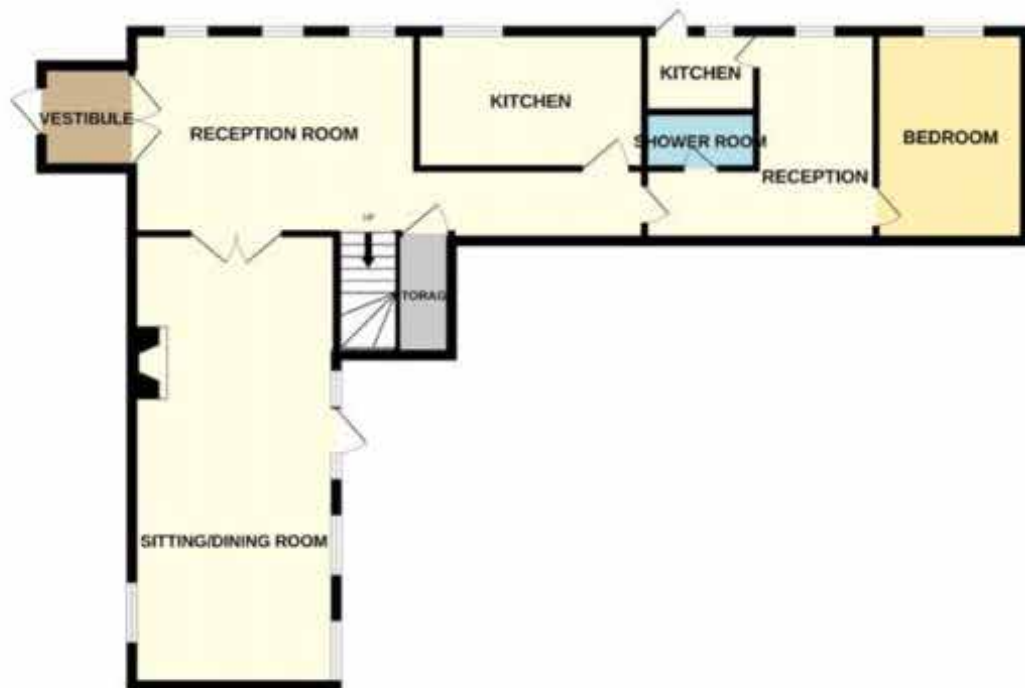
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to 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.





GROUND FLOOR



1ST FLOOR

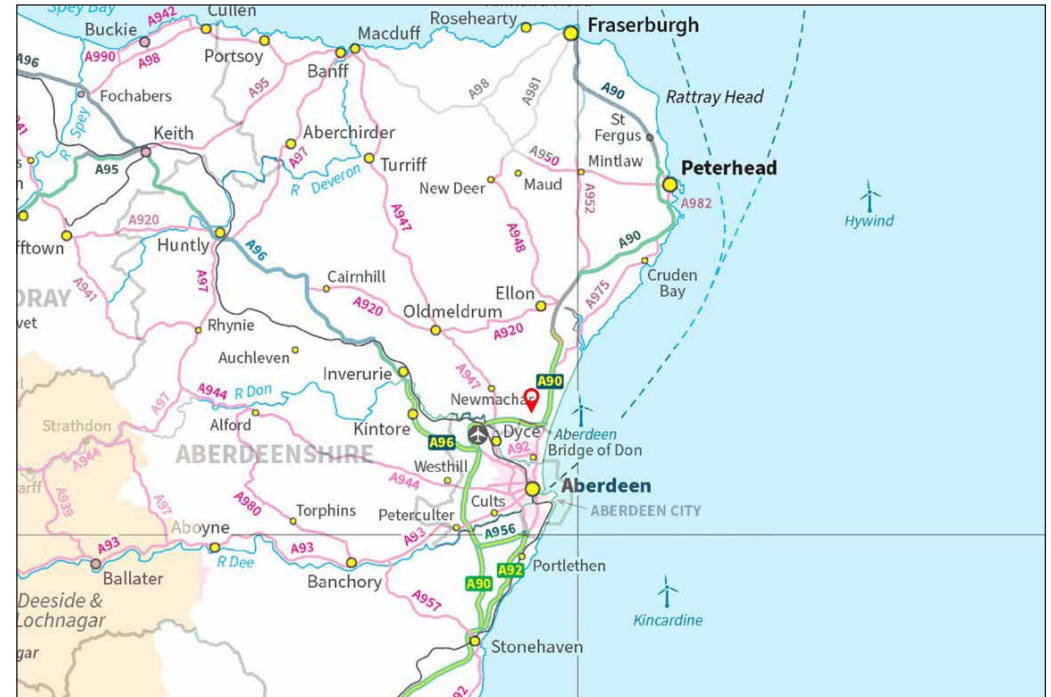






### IMPORTANT NOTES

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 2025





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