

Galbraith



ELM COTTAGE

BANCHORY DEVENICK, ABERDEEN



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Charming Grade B listed detached cottage in lovely garden grounds on the edge of Aberdeen city.

Aberdeen City Centre 3 miles ■ Aberdeen International Airport 9 miles

- 1 reception room. 2 bedrooms
- Dining kitchen & utility room
- Various outbuildings
- Double detached garage
- Lovely mature garden grounds
- Popular city location

Galbraith

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 OnTheMarket



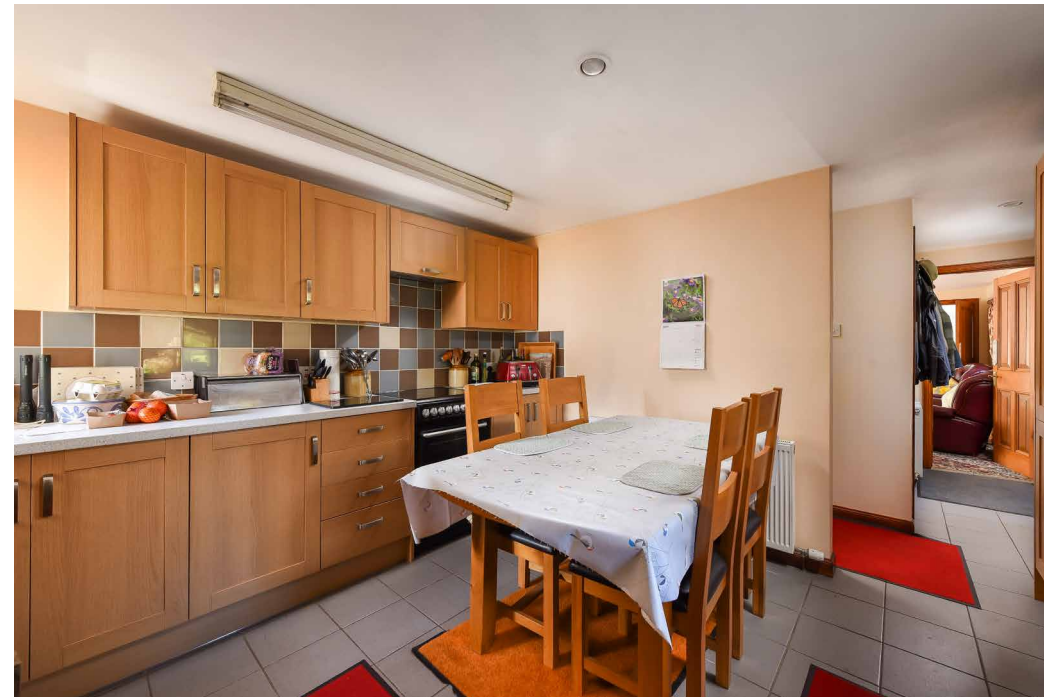


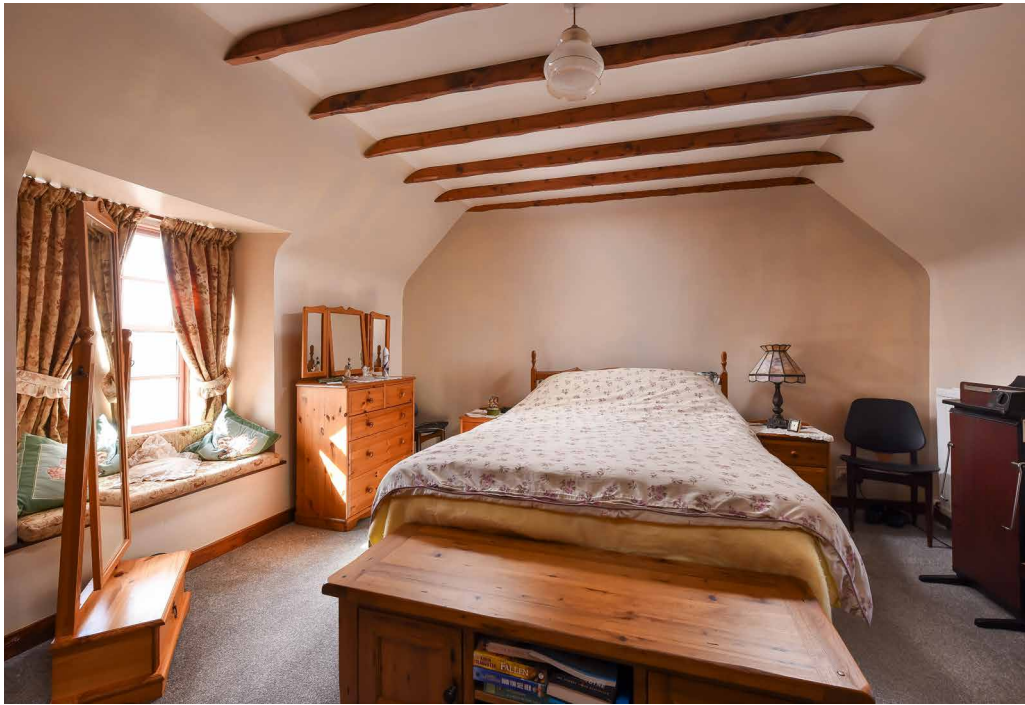
SITUATION

Elm Cottage is located on the south side of the River Dee with beautiful river views, yet is only a short distance from the centre of Aberdeen city. Education is catered for in the area and shopping and a selection of other amenities can be found at Bridge of Dee Retail Park, a short walk away. There are several excellent private schools within easy commuting distance including Robert Gordon's College, St Margaret's School for Girls and Albyn School, whilst the International School of Aberdeen is also very accessible. Robert Gordon University and many recreational facilities including Paul Lawrie Golf Centre are close by and the industrial estates to the south of the city are easily accessible including Portlethen, Altens and Tullos. The A92 is minutes away giving access to both the North & South of Aberdeen and Aberdeen International Airport can be reached in around 20 minutes by car. Union Street in the city centre with its wide range of shops, restaurants, coffee shops, cinema and bars is a short 3 miles from Elm Cottage and provides all the leisure, recreational and entertainment facilities expected from the oil capital of Europe. The city centre can be reached by bus, car or walking.

DESCRIPTION

On the edge of Aberdeen city and on the south side of the River Dee, Elm Cottage is a charming grade B listed former inn, dating back to the 18th century. The property is set amongst well maintained and generous garden grounds and there is a super driveway and detached double garage with storage room. The accommodation comprises an entrance hall and attractive sitting room with gas fire. The modern fitted kitchen has plenty storage and worktop space and can easily accommodate a dining table & chairs.





The utility room is a large versatile room with worktops, storage cupboards and also space to have a home working area too. Completing the accommodation on the ground floor is the tiled shower room. Upstairs there are two equally spacious double bedrooms, both with built in cupboards. Plus there is a box/store room accessed from the landing.

Elm Cottage is a charming and unique opportunity for any discerning buyer. Early viewing is highly recommended.

ACCOMMODATION

Ground Floor: Entrance hall, sitting room, dining kitchen, utility room and shower room.

First Floor: Bedroom 1, Bedroom 2 and Box/Store Room.

GARDEN GROUNDS

Elm Cottage sits in really charming garden grounds which have been beautifully designed and maintained by the present owner. To the front of the house is a traditional grass lawn with surrounding borders and paths meander through to the summer house and pond. To the west side of the house is a further grass area with mature trees and here you will find the garden cabin and polytunnel.

Workshop. Timber garden cabin with power, light and decking area. Polytunnel. Timber hexagonal summer house. Greenhouse. Two timber sheds.

The driveway provides parking for several cars. Double detached garage with loft room above. The loft room is accessed via a timber pull down ladder and offers excellent storage space and currently accommodates a sauna. The garage has power, light and an external electric car charger.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Elm Cottage	Mains	Mains	Septic Tank	Freehold	Gas	Band F	Band E

Elm Cottage is categorised as a medium/high flood risk on the SEPA flood map. The property suffered some water damage in Storm Frank in 2015 and has not been impacted by any flood or water damage since then.

DIRECTIONS

Leave the city centre on Great Western Road, heading west. Continue until you reach the traffic lights with Anderson Drive and turn left. Continue south on Anderson Drive until you reach the main roundabout at Bridge of Dee and continue straight over the bridge. At the next roundabout take the third exit onto Leggatt Terrace. Continue ahead for around 0.5 of a mile and Elm Cottage is located on the right hand side.

POST CODE

AB12 5YL

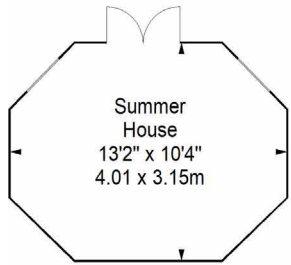
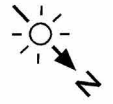
WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///flap.brands.vital

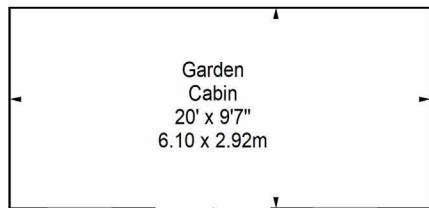
**Elm Cottage,
Banchory Devenick,
Aberdeen,
Aberdeenshire, AB12 5YL**



Approx. Gross Internal Area
1102 Sq Ft - 102.38 Sq M
Out Buildings
Approx. Gross Internal Area
923 Sq Ft - 85.75 Sq M
For identification only. Not to scale.
© SquareFoot 2024



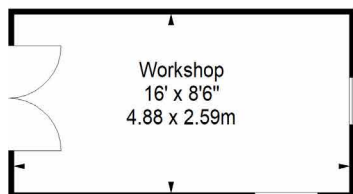
Ground Floor



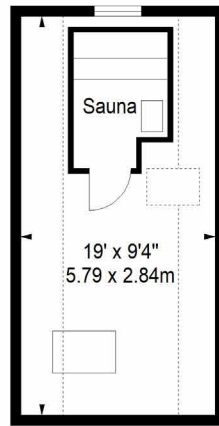
Ground Floor



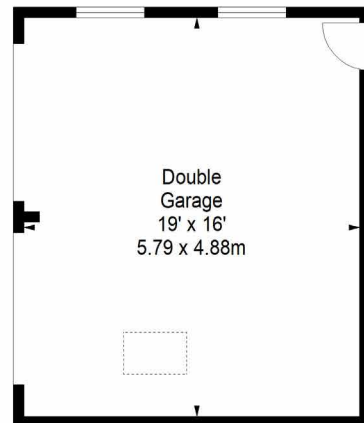
Ground Floor



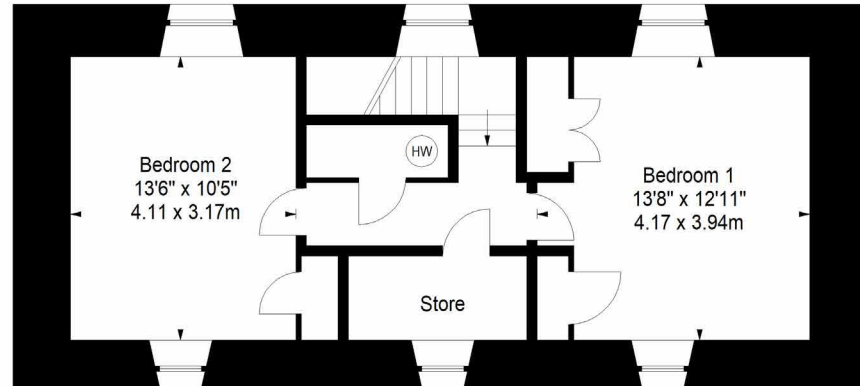
Ground Floor



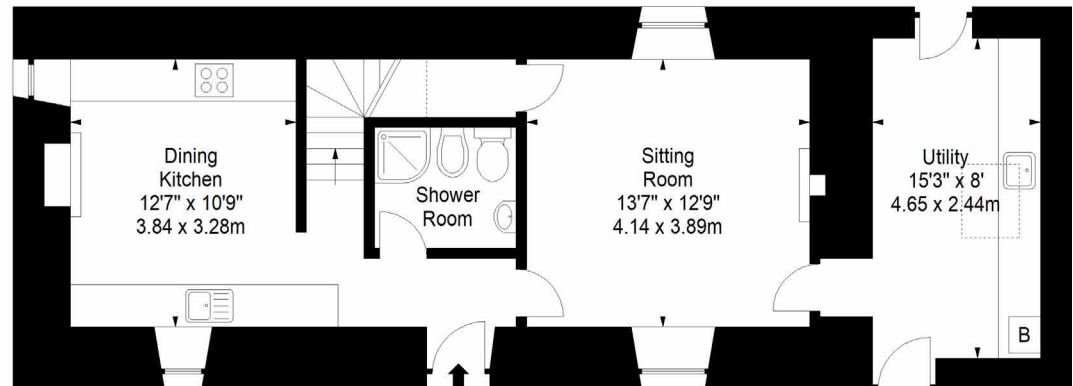
First Floor



Ground Floor



First Floor



Ground Floor



VIEWINGS

Strictly by appointment with the Selling Agents.

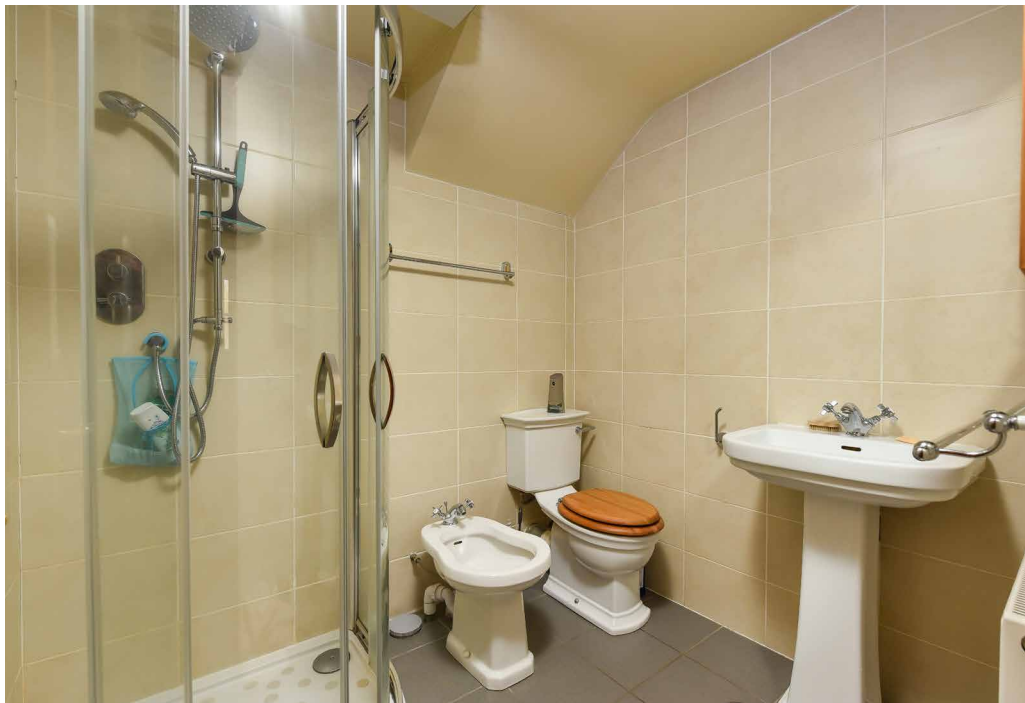
ANTI MONEY LAUNDERING (AML) REGULATIONS

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 in March 2024.







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