

JUNCTION CROFT

MARYCULTER



ABERDEEN
&
NORTHERN
ESTATES

"Rare traditional smallholding within easy access of **Aberdeen** and the **AWPR**, comprising **traditional 3-bed farmhouse and outbuilding with great potential**, as well as large garden grounds and **17 acres** of paddocks"





Junction Croft, Maryculter, Aberdeen, AB12 5GX

For Sale as a whole:

Offers Over £310,000

Property Highlights

- + Traditional south-facing, 3-bedroom farmhouse with sunroom, providing cosy and comfortable accommodation.
- + Traditional stone and slate outbuilding and spacious, secluded garden grounds.
- + Five IACS-registered agricultural fields, sheltered by trees, extending to approximately 17 acres, with roadside access and water supply.
- + Pleasant rural location in south-eastern Aberdeenshire, though in close proximity to Aberdeen as well as the Aberdeen Western Peripheral Route (AWPR).

Location & Situation

For those looking for a traditional country smallholding with ample potential and plentiful land, near excellent road links and just a short commute from Aberdeen and its suburbs, Junction Croft is the perfect choice.

Junction Croft is situated a short distance to the south-west of the rural hamlet of Kirkton of Maryculter, where the local church, community hall and community woodland are situated, as well as 'The Den & The Glen' children's playpark and soft play centre. Local primary education can be found at the newly-built Lairhillock School 2 miles to the south.

The nearest local shops and facilities can be found in the prosperous satellite village of Peterculter, on the northern side of the picturesque River Dee. Various shops, restaurants and pubs can be found here, as well as access onto the Aberdeen Western Peripheral Route (AWPR), which allows for ease of road connections to the north, south and west of Aberdeen. Aberdeen International Airport, situated just 7 miles along the AWPR from the junction at Peterculter, offers a range of national and international flight connections suitable for business trips as well as holiday travel.

Further local amenities can be found to the east of the AWPR in the affluent suburban villages of Bielside and Cults. Local secondary education is provided at the well-renowned Cults Academy, one of the best performing secondary schools in North - East Scotland. Beyond Cults lies the Silver City of Aberdeen, offering a plethora of retail, hospitality and events offerings befitting of the Energy Capital of Europe as well as excellent shopping and two world-class universities.

Various leisure and recreational opportunities can be found in the local area and in wider Aberdeenshire. The nearby River Dee allows for some of the best salmon fishing and angling in the country, and for equestrian enthusiasts the newly-opened Bogenraith equestrian centre, less than 5 miles away, offers premier facilities understood to be unmatched in the north of Scotland. Also nearby are the National Trust for Scotland-owned Drum and Crathes Castles, both offering fantastic days out. Further beyond, numerous clifftop walks can be found on the coastline between Aberdeen and the seaside town of Stonehaven, with the world-famous Dunnottar Castle situated just south of the town. Inland, rolling fields give way to the forested glens and hills of Royal Deeside, with scenic villages and numerous Munros lying along or near this famous glen.

Distances

Maryculter 2¼ miles Peterculter 4 miles Cults 6 miles Stonehaven 8 miles Aberdeen City Centre 9½ miles



Junction Croft

Gross Internal Floor Area - 91 sq.m

what3words location: ///reason.tiredness.successor

Accommodation

The dwelling at Junction Croft comprises a one-and-a-half storey, south-facing traditional Aberdeenshire farmhouse of harled stone wall and slate roof construction, providing compact living accommodation over two levels. Although the house would benefit from some renovation and modernisation works in parts, it offers great potential and allows a purchaser to make their own mark on their new country home.

The house is entered through the front conservatory, overlooking the front lawn and forming the perfect suntrap on bright spring and summer days. As you enter the remainder of the house from the conservatory, you will find the open-plan kitchen/dining room on the right-hand side. As you enter the room, the compact kitchen area features a modern built-in hob and oven/grill as well as kitchen peninsula providing the ideal breakfast sitting area. Adjacent to the kitchen lies a sitting area with potential to be utilised as a dining space, beyond which lies a lean-to storage area/pantry, formerly used as a milkhouse, providing additional kitchen storage as well as more traditional refrigeration!

Going back into the hallway, the opposite side of the house from the kitchen features the cosy living room with gas fireplace. This room features as the heart of the country home and is perfect for keeping cosy on a cold winters evening. Adjoining the sitting room lies the large bathroom, featuring tiled walls, floors and walk-in shower. This bathroom also features as an en-suite, with the downstairs bedroom, tastefully decorated in modern style, adjoining the bathroom. A second doorway from the bedroom leads directly to the hallway, next to the staircase.

Taking the staircase up to the first floor of the house, the master bedroom with gas fireplace (currently disconnected) is situated on the left. The second bedroom is situated on the right hand side and a former box room, now best used as storage space, is situated in-between the two bedrooms. Both bedrooms provide bright and comfortable sleeping accommodation, enjoying south facing views across the front garden to the countryside beyond.

Garden Grounds

Externally, the property benefits from extensive garden grounds to the front and eastern side of the house. The lawn to the front, with a number of young trees planted, is bordered to the south and west by a large hedge, offering privacy and safety from the neighbouring road. Adjacent to the front lawn lies further lawns and grassy areas separated by amenity woodland, as well as a greenhouse, providing ample garden space for a potential purchaser. The rear and gable ends of the house are laid to gravel and provide ample car parking.

Property Details

Home Report: Home Report is available on our website.

EPC: Band D. **Council Tax:** Band A.

Windows & Doors: Timber/ uPVC double glazing. External plastic style / internal timber panel doors.

Services: Mains water and electricity. Mains gas central heating. Private drainage to septic tank.

Included in Sale: All white goods, curtains/blinds and light fittings, in addition to bird feeding station and rotary clothes line.





Outbuilding

Junction Croft benefits from a traditional stone byre of timber framed construction, situated to the rear of the house. The building is divided into four compartments, historically used for agricultural storage and cattle housing, and is currently utilised for miscellaneous outdoor storage.

The byre has potential to be utilised for a variety of uses, such as smallholding storage, workshop space or horse stabling. The byre also offers a future owner a great opportunity for redevelopment for a variety of potential uses, subject to necessary local authority consents.

Land

The land at Junction Croft comprises five IACS-registered paddocks, each well sheltered and separated by bands of conifer shelter belts, extending to 7.07 hectares (17.47 acres) or thereby, situated to the east of the farmhouse as per the attached sale plan.

The land is flat to sloping gently in an east to north-easterly direction, lying at an altitude of approximately 100 to 105 metres above sea level. The land is classed as grade 3(2) as per the Land Capability for Agriculture map produced by the James Hutton Institute, defined as land being suitable for average arable production. The land having been utilised as sheep grazing in recent years and has been organic for over thirty years.

The land benefits from good quality rylock fencing in many parts, as well as good gates and inter field accesses. A water trough, piped to the mains water supply, is situated in the south-western corner of the land, bordering the garden grounds of the house. In addition the land benefits from roadside access directly from the public road along the southern boundary of Junction Croft. The land offers plentiful space for a budding smallholder and could be utilised for a variety of purposes, including potential horse grazing, further livestock grazing or small scale cropping.

Directions

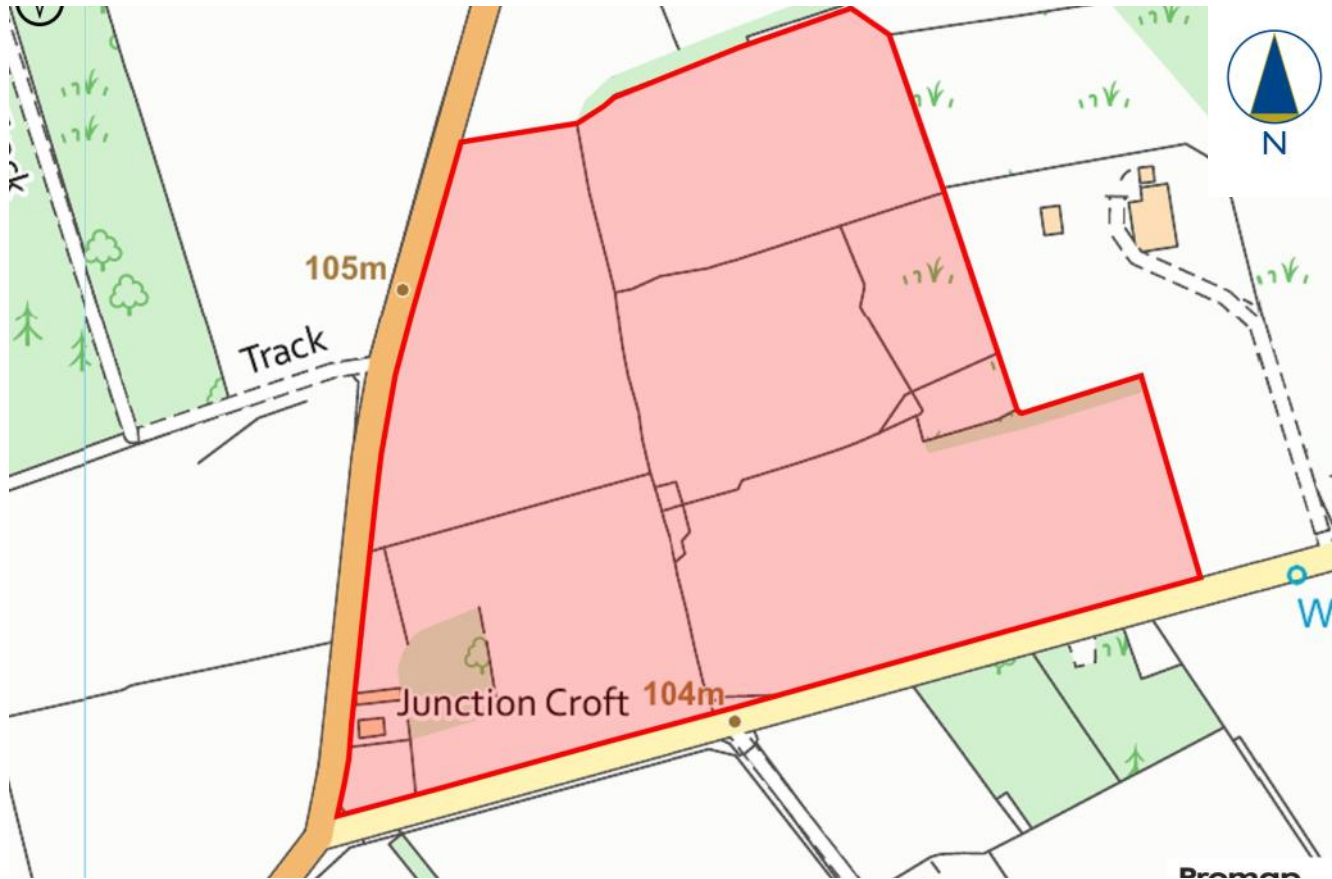
From Aberdeen, take either the B9077 'South Deeside Road' south-west from Bridge of Dee, or take the A93 North Deeside Road south-west from Aberdeen's Anderson Drive as far as the crossroads on the opposite side of the AWPR, before turning left onto the B979, crossing the River Dee, and turning right onto the B9077.

After the junction with the B9077, located immediately to the west of the AWPR fly-over, follow the B9077 west for just over half a mile before turning left onto the B979, signposted 'Stonehaven 9'. Follow this road south for the next 1.5 miles, past a junction signposted 'Nether Ashentilly', and Junction Croft is situated on the left-hand side, as indicated by our 'for sale' sign. Junction Croft is situated immediately before the junction signposted 'Burnside' and 'Invercrynock'.

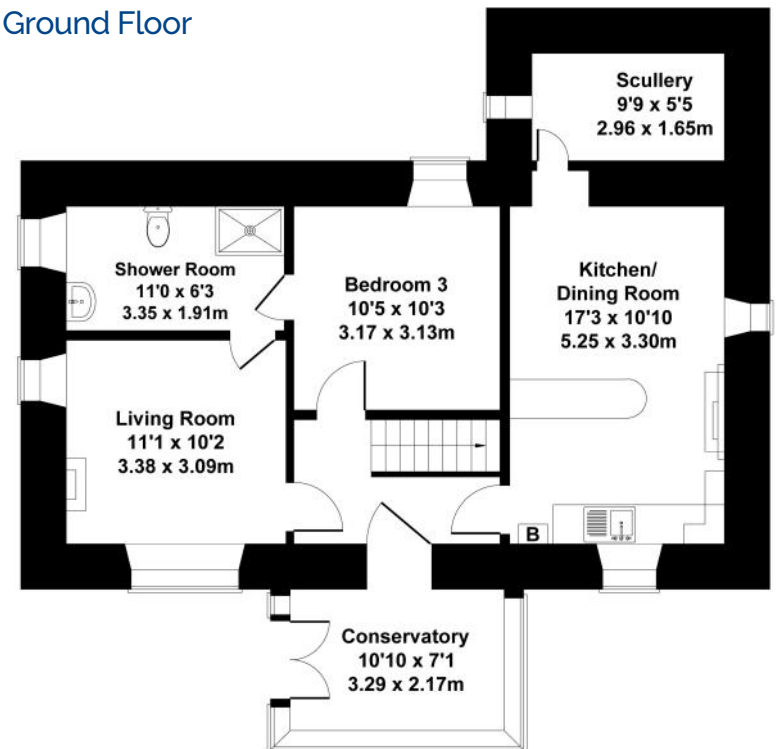
Viewings

To arrange a viewing please contact Aberdeen & Northern Estates on 01467 623800 (Mon - Fri, 9am - 5pm).

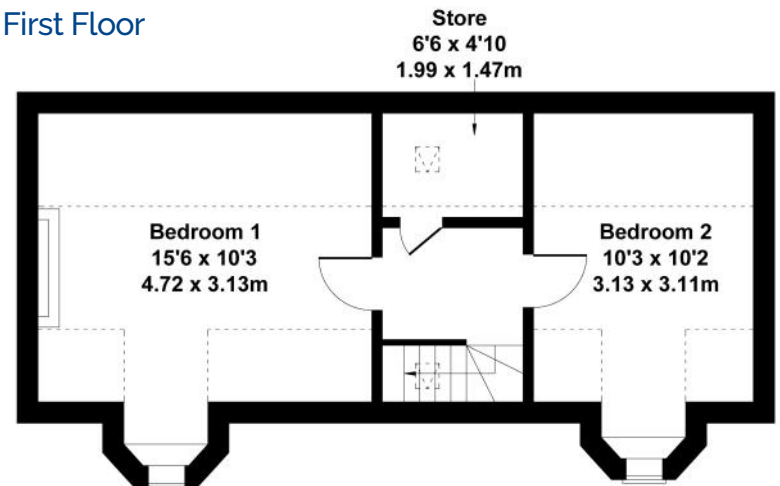




Ground Floor



First Floor



Property Details & Important Notices

BPS Entitlements: Not available for sale, as no subsidies have been claimed by the Vendors in recent years.

Local Authority: Aberdeenshire Council, Woodhill House, Westburn Road, Aberdeen, AB16 5GB.

Entry: By arrangement.

Mineral Rights & Sporting Rights: Included in the sale, insofar as they are owned.

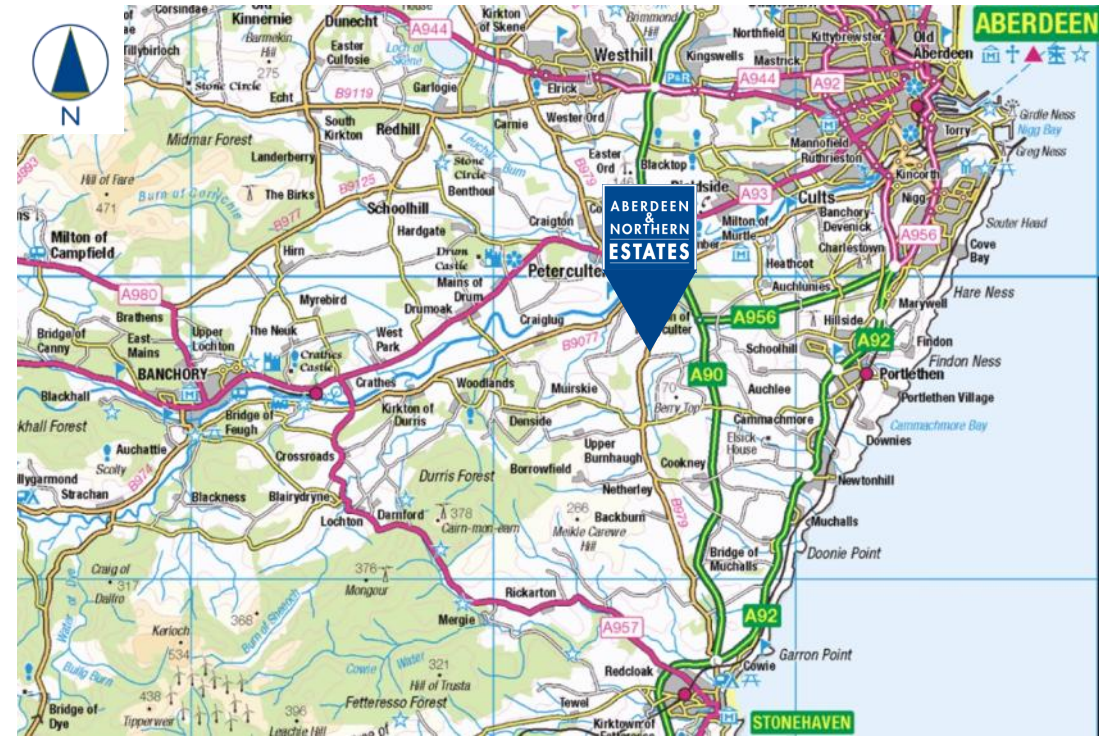
Note: Prospective purchasers should note that unless their interest in the property is formally intimated to the selling agents following inspection, the agents cannot guarantee that notice of a closing date for offers will be advised and consequently the property may be sold without notice.

Anti Money Laundering Compliance: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to carry out checks and due diligence on property purchasers. If an offer has been accepted, the purchaser(s) will need to provide proof of identity, residence and proof of funds, as a minimum, prior to any transaction proceeding.

Offers: Formal offers, in the acceptable Scottish form should be submitted, along with the relevant anti-money laundering paperwork in accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, through a Scottish Solicitor, to the Selling Agent.

Servitude Rights, Burdens and Wayleaves: The property is sold subject to and with the benefit of all servitude rights, including rights of access and rights of way, whether public or private. The buyer(s) will be held to have satisfied himself/themselves as to the nature of all such servitude rights and others.

Title: The buyer(s) shall be bound to accept the title as it presently stands in the name of the seller(s) and the conveyance in favour of the buyer(s) shall be subject to all the exceptions, reservations, burdens and conditions presently contained in the title deeds. There shall be excepted from warrandice in the conveyance in favour of the buyer(s) any leases, tenancies, tenants' rights, missives, agreements, rights of possession, rights of way, access rights, and sewerage and drainage facilities, and all other servitudes and other rights without prejudice to the right of the buyer(s) to quarrel or impugn the same on any ground not inferring warrandice against the seller(s).



Stipulations

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise or that any services, appliances, equipment or facilities are in good working order. Prospective buyers must satisfy themselves on all such matters prior to purchase. Any areas, measurements or distances referred to are given as a guide only and are not guaranteed. If such details are fundamental to a purchase, buyers must rely on their own enquiries. Where any reference is made to planning permissions or potential uses, such information is given by Aberdeen & Northern Estates Ltd in good faith. Prospective buyers should however make their own enquiries into such matters prior to purchase.

Purchase Price: Within 7 days of completion of the exchange of missives a non-returnable deposit of 10% of the purchase price shall be paid. The balance of the purchase price will fall due for payment at the date of entry (whether entry is taken or not) with interest accruing thereon at the rate of 5% above Clydesdale Bank plc base rate. No consignment shall be effectual in avoiding such interest. **Disputes:** Should any discrepancy arise as to the boundaries or any points arise on the Remarks, Stipulations or Plan, or the interpretation of any of them, the question shall be referred to the arbitration of the selling agents whose decision, acting as experts, shall be final. **Plans, Areas and Schedules:** These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents but no warranty is given as to their accuracy and the property will be sold only on the basis of the seller's title and as possessed. The buyer(s) shall be deemed to have satisfied himself/themselves as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof. **Lotting:** It is intended to offer the property for sale as described, but the seller(s) reserves the right to divide the property into further lots, or to withdraw the property, or to include further property. **Apportionments:** All outgoings shall be apportioned between the sellers and the buyer(s) as at the date of entry. **Obligations of Purchasers etc.:** The sale is subject to all existing rights of occupation, whether under agreement or by law or custom or otherwise. Any obligations following upon these incumbent upon the seller(s) will be taken over by the buyer(s) who shall free and relieve the seller(s) of all claims for compensation under statute or otherwise. The seller(s) shall be under no obligation to obtain written or formal contracts, leases, agreements and others where these are informal or have not already been reduced to writing. **Mis-representation:** The property is sold with all faults and defects whether of condition or otherwise, and neither the seller(s) nor Aberdeen & Northern Estates, the selling agents, shall be responsible for such faults or defects or for any statements contained in the particulars of the property prepared by the selling agents. The buyer(s) shall be deemed to acknowledge that he has/they have not entered into this contract in reliance on any said statements, that he has/they have satisfied himself/themselves as to the content of each of the said statements by the inspection or otherwise, and that no warranty or representation has been made by the seller(s) or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the buyer(s) to rescind or to be discharged from this contract nor entitle either party to compensation or damages, nor in any circumstances to give either party any cause for action.

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Viewing strictly by appointment.

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To view this property or for further information,
contact our agent:

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"Experienced, Independent, Local, Trusted since 1920."