

ABERCRAIG

TULLOCHVENUS, LUMPHANAN



ABERDEEN
&
NORTHERN
ESTATES

"Situated in a very peaceful setting and nestled amongst enchanting woodland, this spacious bungalow with land is sure to appeal to those with a love for the outdoors"





Abercraig, Tullochvenus, Lumphanan, Banchory, Aberdeenshire, AB31 4RN

For Sale as a whole:

Offers Over £425,000

Property Highlights

- + Embrace country life with this perfect smallholding or equestrian opportunity.
- + Spacious family home comprising six bedrooms, generous living accommodation and panoramic views.
- + Set within 6 acres, including over 5 acres of grass paddocks: suited to a variety of uses including equestrian.
- + Peaceful rural location near the historic village of Lumphanan and a stone's throw from Royal Deeside.

Location & Situation

Located in Upper Deeside and Donside, Abercraig is situated in an area rich in history and offers a plethora of natural and scenic walking routes to complement this superb rural retreat.

The surrounding area has an array of recreational opportunities including fishing, walking, trekking, horse-riding and other rural sporting pursuits. The Lumphanan Circular is a popular walking route, following Old Military Road, which would make for a delightful walk from the property into Lumphanan village.

The charming village of Lumphanan is steeped in history and character, which hosts the local primary school, shop, post office and tea room. Slightly further away but still within the local area are picturesque Aboyne and Banchory, where you can find a wider array of services for everyday living.

The bustling Royal Deeside town of Banchory is only a 20-minute drive from the property and provides a wide range of local shops, facilities and services including a Tesco and Morrisons supermarket, garden centre, swimming pool, petrol stations, an 18 hole golf course, Banchory sports village and is home to Banchory St.Ternan FC and Banchory Community FC. The town is also host to the annual Banchory Show, run by the Deeside Agricultural Association, founded in 1820.

The city of Aberdeen is approx. 24 miles east, accessed on the B9119 via Echt and Westhill. The city has a plethora of retail, hospitality and events offerings as well as national and international connections via air, road and rail. The Aberdeen Western Peripheral Route (AWPR) allows easy connection to the A90 to Dundee then onwards to Edinburgh, Glasgow and further afield. Aberdeen International Airport offers a range of flight connections for domestic or business commuting.

Commuting Distances

Lumphanan 4 miles Banchory 12.5 miles Westhill 18 miles Aberdeen & Aberdeen Airport 24 miles



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House

Gross Internal Floor Area - approx. 197sq. m

This deceptively spacious family home was constructed by the current owners 42 years ago with space and natural daylight in mind. Abercraig boasts stunning countryside views including Craigievar Castle and out to Pressendye Hill. As well as being an excellent family home, it would also suit those working from home and for multi-generational living.

Upon entering the entrance vestibule you are lead into the large hallway. The lounge is bright and well proportioned, featuring double-aspect windows looking west and north. Through double glazed doors you enter the formal dining room which also has a door onto the hall.

The practical kitchen is fitted with floor and wall units with laminate doors and worktops incorporating a useful breakfast bar with appliances including freestanding cooker, fridge and dishwasher. The room has a sitting area complete with wood burning stove and sliding patio doors into the bright and airy conservatory. The utility room, accessed via the dining kitchen, is fitted with base units under sink, under-counter fridge and washing machine. Access to the large garage and rear entrance door is taken from the utility room.

From the hall there is ample built-in storage, WC, shower room, Bedroom 6 / Study along with four bedrooms each with built-in wardrobes. The master bedroom, to the end of the house, includes exceptional built-in wardrobes, modest dressing area and en-suite with shower.

"The bungalow at Abercraig offers the potential to turn into a beautiful family country home and putting one's stamp on, with the option available of opening up the living room into the dining area and through to the kitchen to maximise the flood of natural daylight and views."

The house is surrounded by lush garden grounds and enchanting woodland, with access directly into the paddocks. A detached outbuilding is included, formerly a garage, but would be useful for a variety of purposes. The patio area offers excellent panoramic views of the surrounding countryside.

Property Details

Home Report: The Home Report is available on our website.

EPC: Band E **Council Tax:** Band G

Windows & Doors: Timber framed & uPVC, double glazed

Heating & Hot Water: Electric storage and point of use heating. Hot water storage tank with immersion. Wood burning stove.

Included in Sale: All carpets, curtains, blinds, light fittings and bathroom fittings included.

Directions

From Aberdeen, head west from the city on the A944 via Westhill and onto the B9119 through Echt. Continue on this road for approximately 10 miles where you will see our sale board marking the entrance to Abercraig. From Banchory, head north on Raemoir Road onto A980, turning left for 'Torphins'. Continue through Torphins for around 1 mile and turn right for 'Tornaveen'. Continue to meet the B9119 and turn left, heading west and continue for around 2 miles to Abercraig.



6 bedroom detached bungalow set within a charming 6 acre site.

what3words location:///pleasing.fruits.seashell







Land at Abercraig

2.15 hectares (5.3 acres) or thereby of grazing land

Would be suited to a plethora of potential uses



-  Excellent hobby farm, smallholding or equestrian opportunity
-  Land extends to 5.3 acres or thereby in total
-  Good grazing land, Grade 4(2) agricultural capability
-  Good access to land from public road and internal gates

Land at Abercraig

The IACS registered land at Abercraig comprises of 3no fields extending to approximately 2.15 hectares (5.3 acres) or thereby and is classified as Grade 4(2) by the James Hutton Institute and has a north-westerly aspect. The field benefits from a right of access over neighbouring land from the public road as well as gated internal accesses.

The land has previously been used for a variety of purposes but would work well for equine or smallholding use or perhaps for those with an interest in market gardening or production of fruit and vegetables, subject to any relevant Local Authority consents.

Field Sizes

Field 1: 1.53 hectares (3.8 acres) Field 2: 0.36 hectares (0.9 acres) Field 3: 0.24 hectares (0.6 acres)

Property Details & Important Notices

Services: Private drainage, mains electricity and mains water. Electric Heating. Double glazing.

Local Authority: Aberdeenshire Council (Marr) Woodhill House, Westburn Road, Aberdeen, AB16 5GB

EPC: Band E **Entry:** By arrangement

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

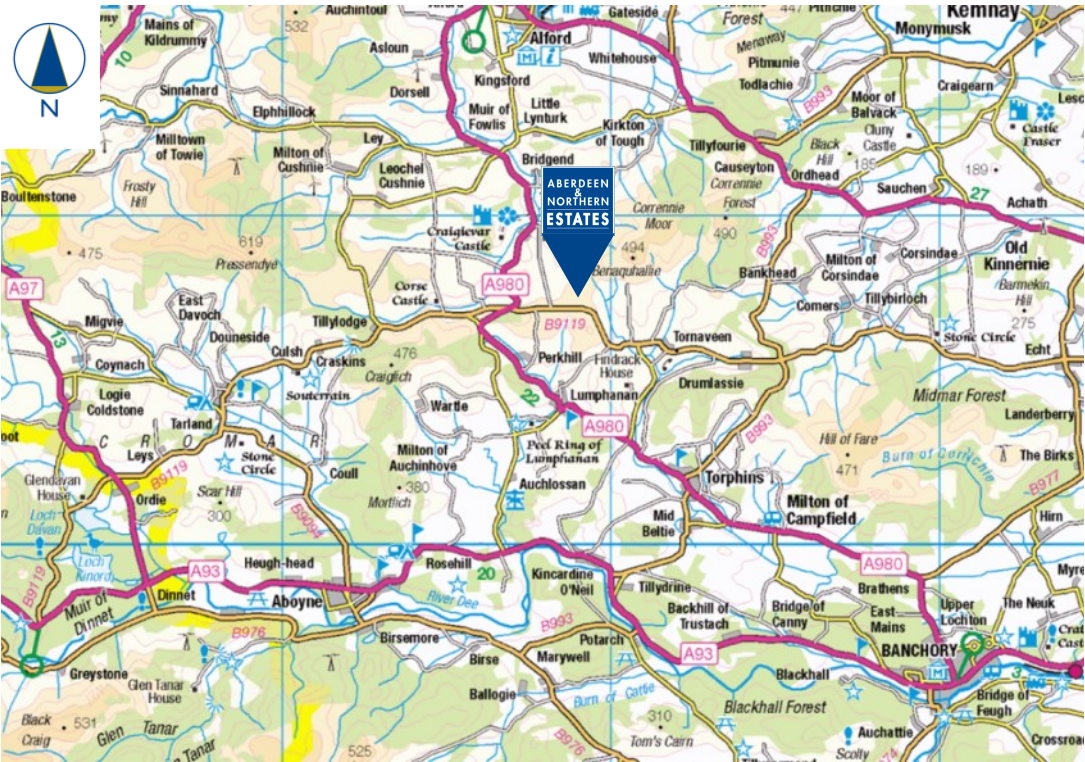
Note: Prospective purchasers should note that unless their interest in the property is formally intimated to the selling agents following inspection, the agents cannot guarantee that notice of a closing date for offers will be advised and consequently the property may be sold without notice.

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



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

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