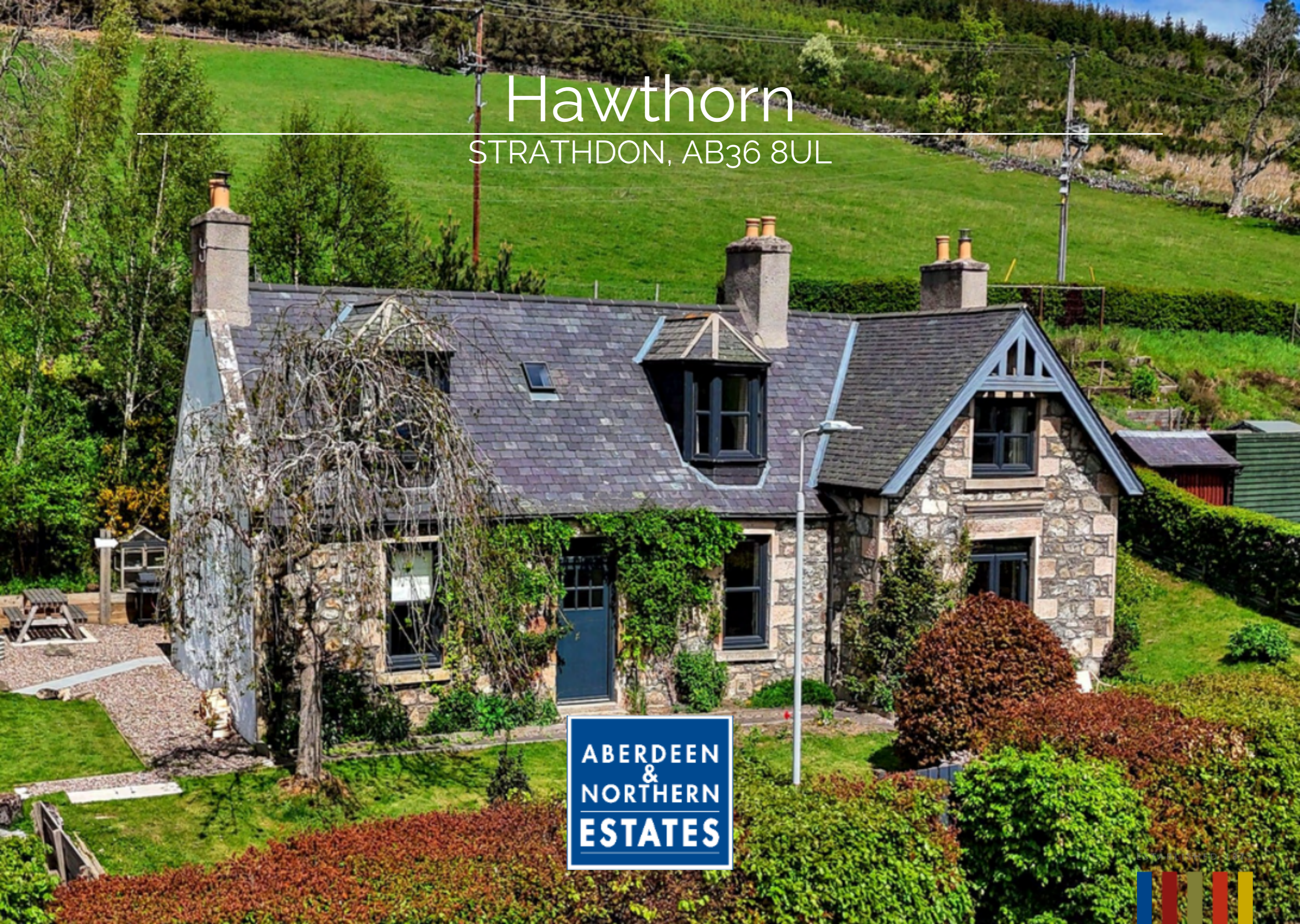


Hawthorn

STRATHDON, AB36 8UL



ABERDEEN
&
NORTHERN
ESTATES



“Hawthorn combines tradition with modern excellence, offering an immaculate example of a classic stone built property renovated to a very high standard to provide comfort and style.”





Hawthorn

Bellabeg, Strathdon AB36 8UL

Offers Over
£300,000

Property Highlights

- Attractively combines tradition with modern excellence,
- Superb example of a traditional stone built property renovated to a very high standard to provide a comfortable and stylish home.
- Environmentally friendly, with ground source heat pump, solar PV panels, battery storage, and underfloor heating.

Location & Situation

Hawthorn offers the perfect opportunity for those looking to establish themselves in a breathtakingly beautiful rural location within the Cairngorms National Park.

Situated in the heart of Bellabeg village, Hawthorn is well placed for access to local amenities including a village shop and local hall. Whilst Bellabeg is perhaps considered a quieter part of Aberdeenshire, there are lots of local interest groups and activities (there is a local walking clubs, art group etc.) and each year it hosts the renowned Lonach Highland Games, a firm favourite both locally and nationally! Hawthorn is also still within easy reach of other towns including Ballater and Aboyne which offer multiple services and conveniences. The City of Aberdeen lying to the east hosts a range of retail, hospitality and event offerings befitting of the Energy Capital of Europe. Transport connections to the south and beyond can be found here, with easy road access available via the AWPR to head south of Aberdeen and air links nationally and internationally from Aberdeen Airport.

The local area and wider Aberdeenshire hosts a wide variety of attractions and recreational opportunities. Perfect for walking and exploring, Aberdeenshire boasts multiple National Trust Scotland properties, private homes with open gardens, and sites of historical interest. Sports enthusiasts will revel in the offerings of three local ski resorts (Cairngorms, Glenshee, and The Lecht), mountain bike trails and tracks (such as Glenlivet or Tarland), and countless beautiful sandy beaches on the coast. There is a huge range of options for other sports, activities, or pursuits across Aberdeenshire and further afield, with extensive cultural and heritage sites adding to the attraction of the area such as Dunnottar Castle near Stonehaven, and multiple distilleries nearby to visit and explore.

Close Locations

Aboyne 17.1 miles
Perth 75.2 miles

Ballater 18 miles

Alford 19.3 miles

Aberdeen 42.5 miles

Internals

GLA 173 sqm

Ground floor

Benefiting from a full and thorough refurbishment within the last five years, Hawthorn is an immaculate example of what is possible with a touch of vision in a traditional stone property.

Combining exposed stone, modern technology, attention to detail and stylish choice of fittings, you will not be disappointed when walking into this home. Met initially by the utility room, which has ample storage and space for boots/pets, you will note the control displays for both the solar panels and ground source heat pump evidencing the environmental credentials of the house. Next you are welcomed into the family kitchen and one of the hubs of the house. With underfloor heating and a substantial wood burner, the kitchen is both warm and well lit with views to both the front and side garden. Bespoke units, a boiling water tap, wood effect vinyl flooring, inbuilt appliances and well proportioned storage space displays the careful thought put into the kitchen design.

Moving through the house on the ground floor, there is a modern bathroom with roll top bath, shower and toilet with wooden floor and views to the rear of the house. The first family lounge is next offering a comfortable space to relax, before moving to the main lounge which benefits from another large wood burner and French doors providing access to the garden. An intriguing twist to Hawthorn is the quirky hidden door taking you through to another room capable of use as a double bedroom, study, playroom or workspace.



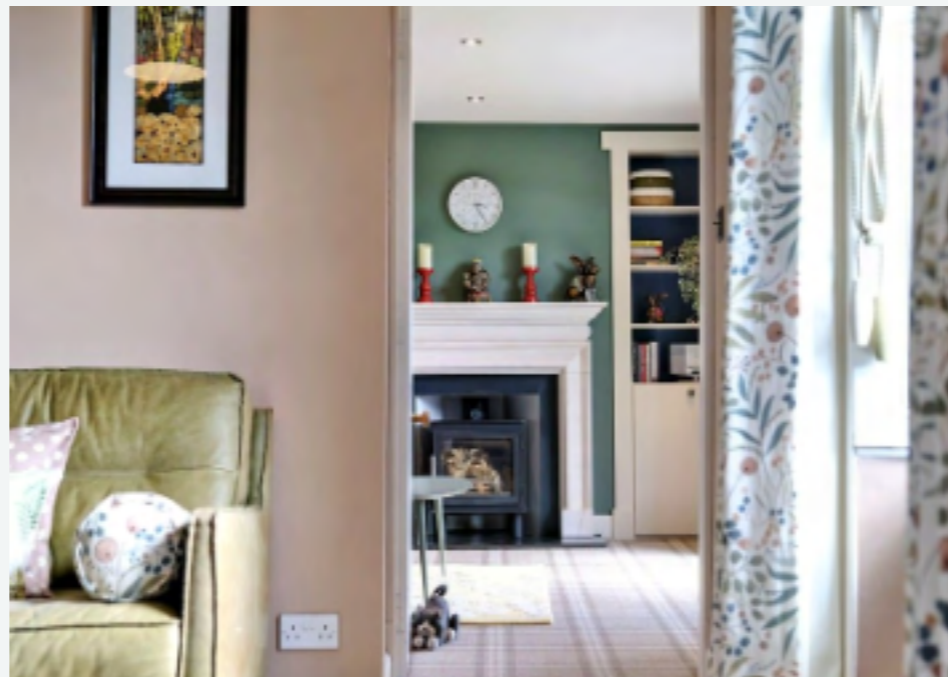
Upstairs

Moving upstairs, the attractive wooden and metal staircase leads to the recently installed family bathroom (with shower and toilet) and then on to the landing where you will find three well lit double bedrooms offering plentiful space for family and guests. It should also be noted that Hawthorn benefits from breathable spray foam insulation in the loft and accessible roof space which ensures both a warm and comfortable environment for occupants, notable by the lack of jumpers required vs what might be expected in a traditional granite house!

Externally

Externally Hawthorn benefits from an attractive and manageable south facing garden space, with areas laid to grass and various levels to explore. A newly installed wooden shed offers storage storage for gardening equipment and to the rear of the house you will find the solar PV panels. Keen gardeners will be attracted to the potential for developing the garden further and taking advantage of its size and space.

We would absolutely recommend viewing to fully appreciate the unique offering available at Hawthorn.



Plan & Location

what3words location: [///assets.unframed.broom](https://www.what3words.com/#!/assets.unframed.broom)

Sale plan not to scale. This plan is for illustrative purposes only and is not, or does not constitute, a title plan.

Hawthorn Floorplan





Property Details & Important Notices

Services: Private Water, Mains Electricity with Solar PV

Local Authority: Aberdeenshire Council

EPC: Band B

Entry: By arrangement

Council Tax Band : D

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).

Date of publication: JUNE 2026

Photographs taken: May 2026



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

Tom Richmond MRICS

01467 623800

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 outgoing 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.



Whilst every care has been taken in the preparation of these particulars, they are not warranted and will not form part of any contract.



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