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Home Report



2 Woodhead Stables, Tilquhillie

Banchory, AB31 6JS

produced in conjuction with aspc

2 Woodhead Stables, Tilquhillie,

Banchory, AB31 6JS

Prices Over

£540,000

4 2 3 **202m²** Council tax band **TBC**









Contact seller

07552 545556 or 07785 571566

Contact solicitor

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Features

Garage

Garden

New build

Ground floor bedroom & bathroom

Off street parking

Description

An opportunity has arisen to acquire an executive **new build 4 bedroom detached dwellinghouse** with detached double garage set in a peaceful and idyllic location, only a short distance from Banchory. The property has been built to a high specification with oak finishings throughout with the purchaser benefitting from an allowance to choose their own kitchen and bathroom suites.

The accommodation is exceptionally spacious throughout both floors with large windows filling the rooms with natural light. The accommodation comprises of an entrance vestibule and welcoming hallway, WC, Lounge, Bedroom, Shower room, Utility room and an impressive open plan Kitchen Diner and Family room that has been fitted with a wood burning stove and lovely wooden beam light fitments.

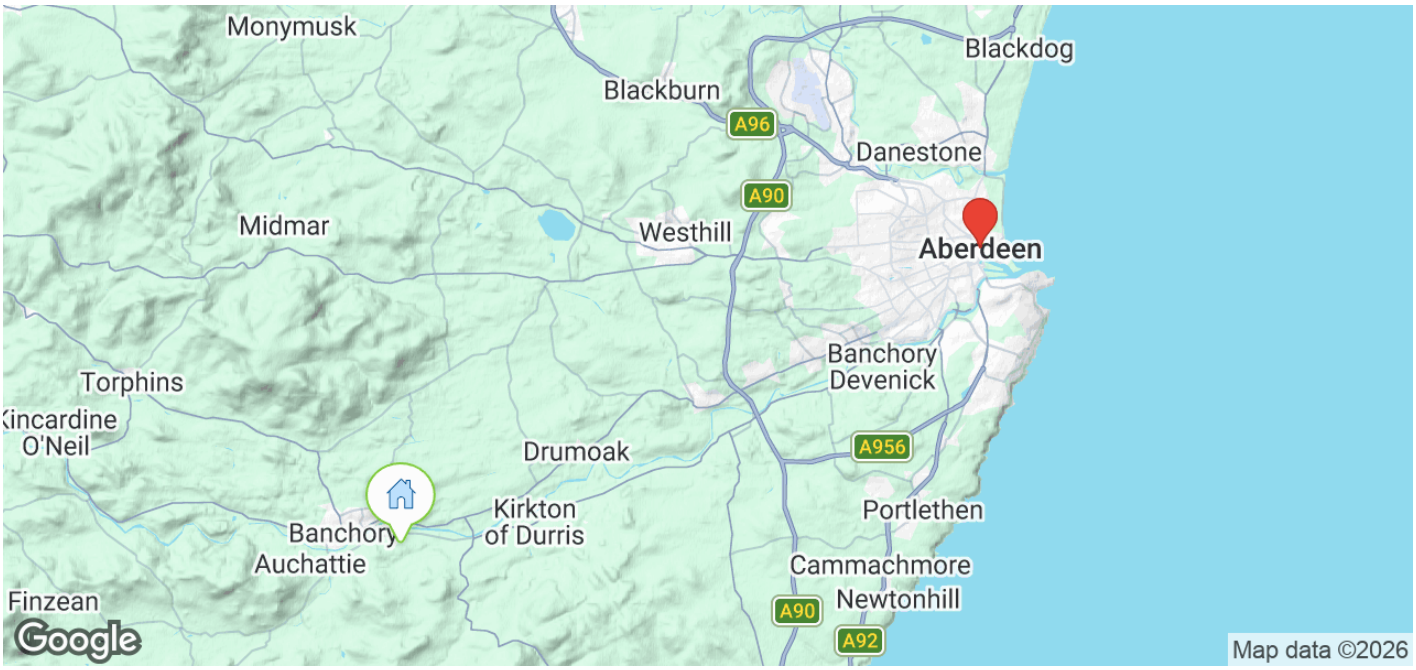
The upper floor consists of two double Bedrooms, Family Bathroom and a Master bedroom benefitting from a dressing room and ensuite. The property benefits from oil central heating, solar panels and full double glazing.

Early viewing is highly recommended to appreciate all the property and location has to offer.

Location Located on the outskirts of Banchory. Banchory is a pleasant town in the heart of Royal Deeside and rises elegantly from the Banks of the River Dee. The village boasts excellent schools with a wide range of local amenities. Along with a variety of shops, restaurants, and Raemoir Garden Centre within walking distance there are also hotels, library, health centre, dentists, golf course, and driving range. The area is rich in local history and outdoor pursuits right at your doorstep. Walking and cycling along the Deeside Way, canoeing and fishing in the sparkling waters of the River Dee, Skiing, and many more sporting activities are available in the surrounding area. There are two highly regarded primary schools and renowned academy. Aberdeen is within easy commuting distance and many popular Aberdeenshire villages less than a 40 minute drive from Banchory.

Directions

From Banchory travel on Dee Street (B974) heading towards Falls of Feugh Restaurant. Turn left following the sign for Tilquhille, follow the road over the bridge and take the first road on the right hand side. Follow this road along veering to the left hand side again signposted Tilquhille. Continue on this road and you will come to 2 Woodhead Stables on the right hand side, clearly identified by a Peterkins For Sale Sign.



Accommodation comprises

(Ground Floor)

Entrance Vestibule

Hallway

W.C.

Kitchen/Diner/Family room: 11.20m x 5.18m (36'7" x 17'5") approx.

Utility room: 4.26m x 2.43m (14’3” x 8’9”) approx.

Lounge: 5.79m x 3.96m (19’ x 13’7”) approx.

Bedroom: 4.57m x 2.74m (15’ x 9’7”) approx.

Shower room

(First Floor)

Master Bedroom: 3.96m x 3.35m (13’7” x 11’8”) approx.

Dressing room: 1.52m x 1.82m (5’9” x 6’3”) approx.

Ensuite

Bathroom

Bedroom: 5.18m x 2.43m (17’3” x 8’8”) approx.

Bedroom: 5.18m x 2.43m (17’3” x 8’4”) approx.

(Outside)

Outside, the property has a spacious driveway with parking for several cars and a double garage which has two electrically operated garage doors. The surrounding garden ground is mostly laid to lawn with a patio area at the rear providing an ideal spot for outdoor entertaining.

Double Garage

Floorplan



Photo gallery



















View this property on aspc.co.uk:

https://www.aspc.co.uk/search/property/442007/2-Woodhead-Stables-Tilquhillie/Banchory/

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Broadband speed

Ultrafast

You can get up to **1800 Mbps** average speed at this postcode.

Mobile coverage

	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Limited	Limited	Likely	Likely
3	Likely	Likely	Likely	Likely
O2	Likely	Limited	Likely	Likely
vodafone	Limited	No signal	Likely	Likely

Ofcom

This information is a prediction and actual services may be different depending on my circumstances and precise location. Provided by Ofcom, last retrieved on 16/05/2025. 5G coverage is not included in this data.

The data displayed on broadband coverage availability uses source data from Ofcom. The predicted speeds provided in the API data are provided by the leading UK ISPs. We understand that Ofcom did not receive data for every premise in the UK, and that Ofcom continue to work with industry to fill in the gaps. If no predictions are shown for your address, this does not necessarily mean broadband is not available and we suggest that you check availability on the ISP websites.

The data displayed on mobile coverage availability uses source data made available by Ofcom which is based on data from the mobile operators about how strong they think signal levels are at every location in the UK. Each mobile operator has a slightly different approach to displaying coverage on its own map, including assumptions on the handsets used, levels of call reliability and the expected signal loss when indoors or in car. Because Ofcom brings all mobile operator data together in a single place and holds it to a single, independent standard, the mobile coverage availability information above may display different levels of coverage than those seen on the operators' websites. We would therefore recommend you also check the mobile provider's coverage checker. Mobile coverage data is created by coverage modelling, and since this is based on computer predictions is not error free.

Ofcom update the source data regularly (every month) and the mobile network operators update theirs, but there may be times when the maps are based on slightly different data and therefore show different coverage.

For further information about the Ofcom APIs, read their FAQs available here.
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