



# Salmon Croft, Riverside of Blairs, Aberdeen AB12 5YQ

Offers over £465,000

FIVE BEDROOM COUNTRY COTTAGE WITHIN 2 ACRES OF LAND, WITH RIVER VIEWS

Stronachs



# Salmon Croft, Riverside of Blairs, Aberdeen AB12 5YQ

Offers over £465,000

Viewing: Contact Selling Agents on 01224 626100

We are delighted to bring to the market this much loved DETACHED COUNTRY HOME, formerly two cottages which have been converted into one, which have been in the same family for over a century. It is believed that, should a purchaser prefer it, may be possible reinstate the property to two separate dwellings, on obtaining any necessary Permissions. Occupying approximately 2 acres of land, the accommodation comprises: Entrance Hall; formal Dining Room; Bathroom; formal Lounge; Dining Kitchen; central Hall; Utility Room; Sitting Room; Music Room/Study; and Shower Room on the ground floor. There are three Double Bedrooms and Cloakroom on the upper floor of the main part of the cottage, with two further Bedrooms on the upper floor of the other part of the building. The main cottage benefits from oil fired central heating, with wood burning stove and electric panel heaters to the remaining areas. There is mains water, and drainage is to an on-site septic tank. With off-street parking for a number of cars, extensive well maintained garden grounds; and additional field to the south, currently home to the family pet sheep, there are super views across the grounds towards the river Dee and countryside beyond.

## AREA

Salmon Croft is located in breath-taking surroundings on the banks of the River Dee. The property is situated within easy commuting distance of Aberdeen and offers the opportunity to reside in a pleasant semi-rural setting with open views. The property is on the doorstep of a wide range of recreational facilities including Paul Lawrie Golf Centre, Hotels, Salmon and Sea Trout fishing on the River Dee and further recreational facilities further afield in Banchory and Peterculter. Only three miles from Bridge of Dee and Robert Gordon University, primary schooling is available at Lairhillock Primary School, whilst secondary education is at Mackie Academy.



## ENTRANCE HALL



Accessed via part glazed upvc door to the front of the property, with carpeted staircase leading to the upper floor. Two ceiling light fittings and smoke alarm. Central heating radiator with fretwork cover.

## DINING ROOM 15' 0" X 9' 6" (4.57M X 2.90M)



Beautifully presented Dining Room, with window to side and front allowing natural light, accessed via Georgian style glazed door from the Hall. Two ceiling light fittings and central heating radiator with fretwork cover.



## LOUNGE 15' 0" X 13' 3" (4.57M X 4.04M)



Lovely light and airy Lounge to the rear of the property, with super views over the grounds towards the river. With quality wooden flooring, there is a window to side and additional part bay to rear. Electric fire in marble surround. Eyeball downlighters. Television and telephone points. Central heating radiator with fretwork cover.

## BATHROOM 8' 3" X 7' 8" (2.51M X 2.34M)



Partially tiled and fitted with a three piece suite comprising wash hand basin, toilet pedestal, and bath with shower over. Ceiling and wall lights, extractor fan and central heating radiator. Large linen/airing cupboard.

## DINING KITCHEN 15' 0" X 11' 8" (4.57M X 3.56M)



Generous Dining Kitchen fitted with a range of wall and base units with complementing work surfaces and splashback. Windows to both front and rear allow natural light. The integrated double oven and hob are to remain, and there is space for dishwasher, washing machine and fridge. Georgian style glazed doors lead to both the main and central Halls. Two ceiling light fittings. Understairs store cupboard. In January 2025 a new Worcester Combi oil boiler with 7 year guarantee was fitted.

## REAR HALL



With part glazed door providing access to the garden grounds, and leading to the central Hall and further accommodation. Ceiling light fitting and window to front.



## HALL



Laid with quality flooring, leading to Music Room/Study, Shower Room and Sitting Room. Carpeted stairs lead to the upper floor. Wall to wall fitted wardrobes with sliding doors allow excellent storage. Inset downlighters and wall mounted heater.

## UTILITY ROOM 7' 3" X 7' 1" (2.21M X 2.16M)

Fitted with a range of base units with space for tumble drier, fridge and freezer. Window to side. Ceiling light fitting.

## SITTING ROOM 12' 6" X 10' 4" (3.81M X 3.15M)



A lovely and cosy room to the front of the property, with windows to either side and the front ensuring the room is bathed in natural light. Laid with wooden flooring, there is a wood-burning stove set in recess and additional wall mounted heater. Ceiling light fitting and television point. Georgian style glazed door to Hall.



## MUSIC ROOM/STUDY 12' 7" X 7' 0" (3.84M X 2.13M)



With a bank of windows to the side and rear, allowing fabulous views, this is a lovely spot from which to relax and enjoy the surroundings. Wooden flooring, inset downlighters and wall mounted heater.

## SHOWER ROOM 8' 0" X 6' 4" (2.44M X 1.93M)



Accessed from the Music Room/Study, the Shower Room is fitted with wash hand basin and toilet pedestal in vanity, and corner shower cabinet. A window to the rear allows natural light. Inset downlighters, central heating radiator and extractor fan.



## UPPER FLOOR MAIN



Accessed via carpeted staircase from the Inner Hall, there is a velux skylight providing light over the staircase and landing.

## MASTER BEDROOM 15' 7" X 12' 3" (4.75M X 3.73M)



Spacious Master Bedroom with super views over the garden and grounds to the rear, and additional velux side window. Ceiling light fitting, central heating radiator and television point.

## BEDROOM 2 15' 2" X 13' 1" (4.62M X 3.99M)



Large Double Bedroom with part bay window to the front, and additional velux window to side. Ceiling light fitting and central heating radiator. Hatch to Loft space

## CLOAKROOM 5' 8" X 5' 2" (1.73M X 1.57M)



## BEDROOM 3 15' 0" X 11' 1" (4.57M X 3.38M)



Third large Double Bedroom, with part bay to front and additional velux to side. Recessed shelving and built-in cupboard. Ceiling light fitting, central heating radiator and television point.



## UPPER FLOOR EAST



Carpeted stairs lead from the Hall to the upper landing which has a seating area and skylight allowing natural light. Ceiling light fitting.

## BEDROOM 4 16' 0" X 10' 6" (4.88M X 3.20M)



Spacious Double Bedroom with part bay window to side. Ceiling light fitting and wall mounted heater.

## BEDROOM 5 9' 6" X 9' 0" (2.90M X 2.74M)

This Fifth Bedroom has a window to rear and additional velux to side. Ceiling light fitting.



## EXTERNAL



Salmon Croft is set in approximately 2 acres of land, with part of being a field to the rear leading to the River Dee. The garden grounds are well maintained and laid to grass in the main, with various mature trees and shrubs, as well as flowering plants and hedges. A gravel driveway allows off street parking for a number of vehicles, with space to park a caravan and additional space which would be suitable for a Garage on obtaining any Permissions. There are well maintained gardens to the front, with bedding plants and lawn, and a garden to the side, offering a great deal of privacy and housing greenhouse, shed and large store, originally a hen house. There is an additional store, which it is believed could be converted to provide a Shower Room. There are a number of areas from which to sit and enjoy the warmer weather and surrounding views, with a further shed in the main garden.



## EXTRAS



All carpets, curtains, blinds and light fittings are included in the sale, together with the usual fixtures and fittings in the Kitchen, Bathroom, Shower Room and Cloakroom; the sheds and greenhouse in the gardens.

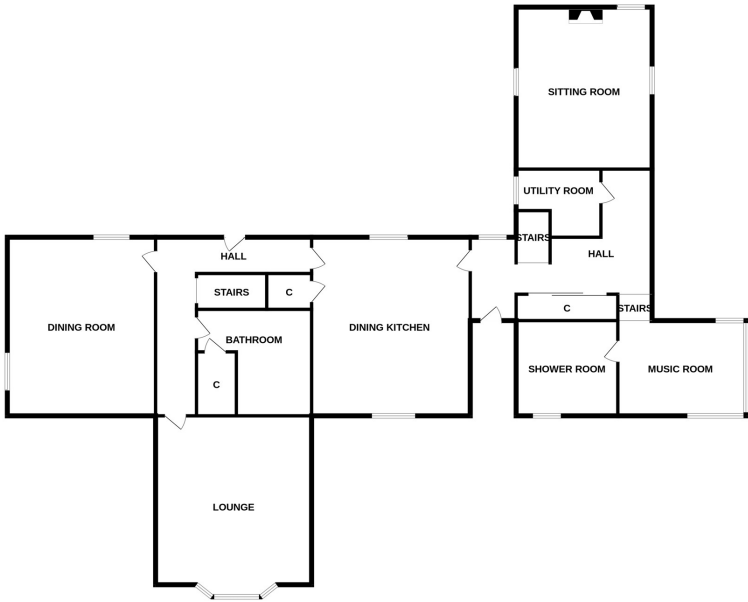
## LOCATION

what3words [///bucket.tops.flesh](https://www.what3words.com/)

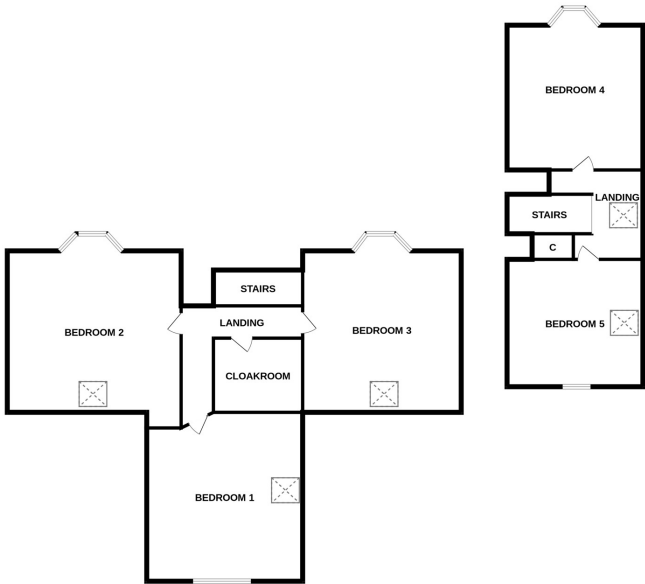
**COUNCIL TAX BAND - G**

**EPC BANDING - F**

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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