



Bramble Brae, Glassel , Banchory

Offers over £435,000



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Freehold | EPC rating: D

- Sought-after Royal Deeside location
- Beautifully renovated family home
- Detached double garage

- Peaceful private woodland setting
- Approximately 212m² accommodation
- Landscaped gardens and driveway

Description

Nestled within mature woodland in the highly sought-after Glassel area of Royal Deeside, Bramble Brae is an impressive detached family home offering privacy, space and beautifully presented accommodation extending to approximately 212m². Enjoying a peaceful rural setting, the property combines the tranquillity of country living with convenient access to Banchory and its excellent range of local amenities.

A generous gravel driveway provides ample parking for several vehicles and leads to the property, which is set within established landscaped gardens. Mature trees, colourful shrub borders and areas of lawn create an attractive and private outdoor setting, while the surrounding woodland offers a wonderful natural backdrop. The property further benefits from a detached double garage with electric doors, providing secure parking and excellent additional storage.

Internally, the accommodation has been extensively renovated throughout to create a bright, modern and flexible family home. The welcoming entrance hallway features a newly installed staircase with useful understair storage, while the former WC has been transformed into a sleek contemporary bathroom complete with bath and shower. The spacious lounge is a standout room, with two large windows framing beautiful woodland views and a feature wood-burning stove providing an inviting focal point. Also on the ground floor is a versatile fourth bedroom, ideal as a double bedroom, guest room, home office or snug.

The stylish renovated kitchen is fitted with subtle neutral-toned wall and base units, a matching central island and a range of modern integrated appliances including a dishwasher, fridge freezer, five-ring induction hob and double oven. A door to the rear of the kitchen leads through to a dining room, offering further flexible living or entertaining space. The rear hall provides additional storage and access to a well-appointed utility room with washing machine, tumble dryer, further white gloss storage units and a back door leading directly to the rear garden.

On the first floor, the principal bedroom is a generous double room benefiting from extensive wall-to-wall fitted wardrobes with mirrored sliding doors, together with additional wall-to-wall storage at the back of the room accessed by a single door. There are two further double bedrooms, served by a modern shower room fitted with a walk-in shower and overhead rainfall shower head. The upstairs hallway offers excellent eaves storage, including built-in wardrobe space serving two of the bedrooms, further single-door cupboards and a useful store room with access to the loft.

Further features include a pressurised oil-fired heating system, large panoramic windows throughout that maximise natural light and capture views over the surrounding woodland, and a high-specification external CCTV system. With its generous accommodation, private setting, landscaped gardens and double garage, Bramble Brae represents an outstanding opportunity to acquire a beautifully upgraded family home in one of Royal Deeside's most desirable rural locations.

Photographs



Entrance Hallway

A spacious and welcoming entrance hall accessed via a white uPVC front door, creating an excellent first impression of the home. The hallway features neutral décor with painted walls and neutral carpet flooring, providing a bright and versatile space. A standout feature is the newly installed U-shaped staircase, finished with fitted carpeting and an attractive wooden banister, complemented by modern downlighting throughout.

A large window overlooking the front of the property allows for an abundance of natural light and benefits from a feature window sill. Practical storage is provided by a small cupboard housing the electric fuse board, while an understairs cupboard contains the pressurised hot water tank and offers additional storage potential. The space is further enhanced by two radiators, ensuring comfort and warmth year-round.

Kitchen

A stylish and contemporary dining kitchen fitted with shaker-style wall and base units, wood-effect worktops and Amtico flooring. Integrated appliances include a dishwasher, fridge freezer, double oven and five-ring induction hob. A central breakfast island provides additional storage, a convenient power socket, and informal dining space. The large front-facing window enjoys panoramic views and fills the room with natural light. Finished with neutral décor, recessed spotlights, feature pendant lighting and a modern black vertical panel radiator, this is a bright and welcoming space ideal for modern family living.

5.1m x 3.2m (16'8" x 10'6")

Bedroom 4

A well-proportioned double bedroom of L-shaped design, offering a versatile space suitable for a guest bedroom, home office or hobby room. The room is finished with neutral painted walls and benefits from a window overlooking the rear of the property, allowing for good natural light. Additional features include a radiator and strip lighting.

4.24m x 3.27m (13'11" x 10'8")

Rear Hallway (back of Kitchen)

A useful connecting hallway providing access between the kitchen, dining room and utility room. The space is fitted with practical lino flooring and benefits from a deep storage cupboard, ideal for household items and coats. A pendant light fitting provides illumination, creating a functional and well-connected area within the home.

Lounge

A beautifully presented and generously proportioned lounge enjoying an abundance of natural light from large picture windows overlooking the beautifully landscaped gardens and surrounding countryside. Finished in soft neutral tones with fitted carpet flooring, the room offers a warm and inviting atmosphere ideal for both relaxation and entertaining.

The focal point of the room is the contemporary freestanding wood-burning stove, set upon a granite hearth with an attractive stone-effect feature wall, creating a stylish and cosy setting. Built-in display shelving provides practical storage and decorative space, while the dual-aspect windows enhance the bright and airy feel and make the most of the stunning garden views. A charming blend of comfort and character, this is a wonderful family living space to enjoy throughout the year.

7.4m x 4.62m (24'4" x 15'2")

Downstair Bathroom

A beautifully appointed contemporary family bathroom finished to a high standard with stylish neutral tiling and modern fixtures throughout. The suite comprises a bath with mains-fed rainfall shower and separate handheld attachment over, a wall-hung WC, and a vanity unit incorporating useful storage and a white wash hand basin. A wall-mounted mirror with integrated LED lighting adds a modern touch and enhances the bright, airy feel of the room.

The bathroom further benefits from a frosted window providing natural light and privacy, a contemporary black heated towel radiator, and tiled flooring, creating a spacious and relaxing environment perfect for everyday family use.

3.1m x 2.03m (10'2" x 6'8")

Dining Room

A spacious and versatile reception room, originally converted from the garage, offering flexible accommodation to suit a variety of needs including a formal dining room, family room, home office or playroom. The room benefits from a large window overlooking the front of the property, allowing for excellent natural light, while French doors provide direct access to the side of the driveway.

Finished with neutral décor and carpet flooring, the room also features recessed downlighters, a radiator, and an attractive focal point in the form of a large white mantelpiece with an electric fire, creating a warm and inviting atmosphere.

4.9m x 2.82m (16'1" x 9'4")

Utility Room

A practical and well-appointed utility room finished in neutral décor with durable lino flooring. The walls are partially tiled to dado height, providing a stylish and easy-to-maintain finish. Excellent storage is available through a range of white high-gloss wall-mounted units, complemented by overhead shelving and wall-mounted hooks, ideal for coats and outdoor clothing.

The room is illuminated by a pendant light fitting and benefits from a white uPVC door providing direct access to the rear gardens, making it a useful everyday entrance and utility space.

2.86m x 1.89m (9'5" x 6'2")

Upstairs Hallway

A spacious and open upper hallway enjoying an abundance of natural light from a wall-to-wall window overlooking the front of the property and taking in lovely open views. Finished with neutral décor and carpet flooring, the space benefits from modern downlighting and a radiator, creating a bright and welcoming landing area.

The hallway offers excellent storage, with two built-in wardrobes featuring sliding doors serving Bedrooms 2 and 3. In addition, there are three further storage cupboards accessed via white single doors, one of which—located closest to the master bedroom—provides access to the crawl loft. A practical and well-designed space that enhances the functionality of the upper floor.

Upstairs Shower Room

A stylish and contemporary shower room finished in modern neutral tones. The suite comprises a large walk-in shower enclosure with mains-fed shower, a concealed cistern WC, and a floating vanity unit incorporating a wash hand basin with useful storage below.

The room benefits from a wall-mounted mirror, a contemporary dark heated towel radiator, and durable tiled Amtico flooring. A frosted window provides natural light while maintaining privacy, creating a bright and comfortable space.
2.99m x 1.71m (9'10" x 5'7")

Bedroom 3

Bedroom 3 is a large, long and inviting room with neutral painted walls, offering a flexible and comfortable living space. A side-facing window provides natural light and a pleasant outlook, while a radiator ensures year-round warmth.

The room is finished with a central pendant light fitting and offers ample space for a bed along with additional furniture, such as a sofa or seating area. Its generous proportions make it suitable for use as a spacious bedroom or guest suite.

6.36m x 2.9m (20'11" x 9'6")

Master Bedroom

A generously proportioned master bedroom finished in neutral décor, featuring a stylish wallpapered feature wall behind the bed creating an attractive focal point. The room benefits from a large window overlooking the side of the property, allowing for excellent natural light throughout the day.

Further features include carpet flooring, a pendant light fitting, and excellent built-in storage comprising two wardrobes with mirrored sliding doors, together with a substantial wall-to-wall storage cupboard located behind the bed and accessed via a single white door. A bright and comfortable bedroom offering both style and practicality.

3.9m x 3.89m (12'10" x 12'10")

Bedroom 2

Bedroom 2 is a double room with soft carpet flooring and neutral painted walls. A front-facing window provides good natural light and an outlook over the property. The room benefits from recessed white-painted shelving for display and storage, radiator, along with a central pendant light fitting, creating a bright and practical space.

4.04m x 3.57m (13'4" x 11'8")

External

The property is set within large, well-maintained gardens that surround the home, offering both space and privacy. A generous gravel driveway provides ample off-road parking for multiple vehicles.

To the rear, the garden has been fully newly fenced with secure gated access, making it ideal and safe for both children and pets. The landscaped outdoor space includes an attractive rockery, established shrubs, a patio area for outdoor seating and entertaining, and a pergola that adds a charming focal point (please note sheds are not included in the sale).

Further benefits include a newly built double garage with electric doors and externally installed high-tech CCTV for added security. The property is also ideally positioned for enjoying nearby woodland walks, offering a peaceful and scenic setting right on the doorstep.

More photographs



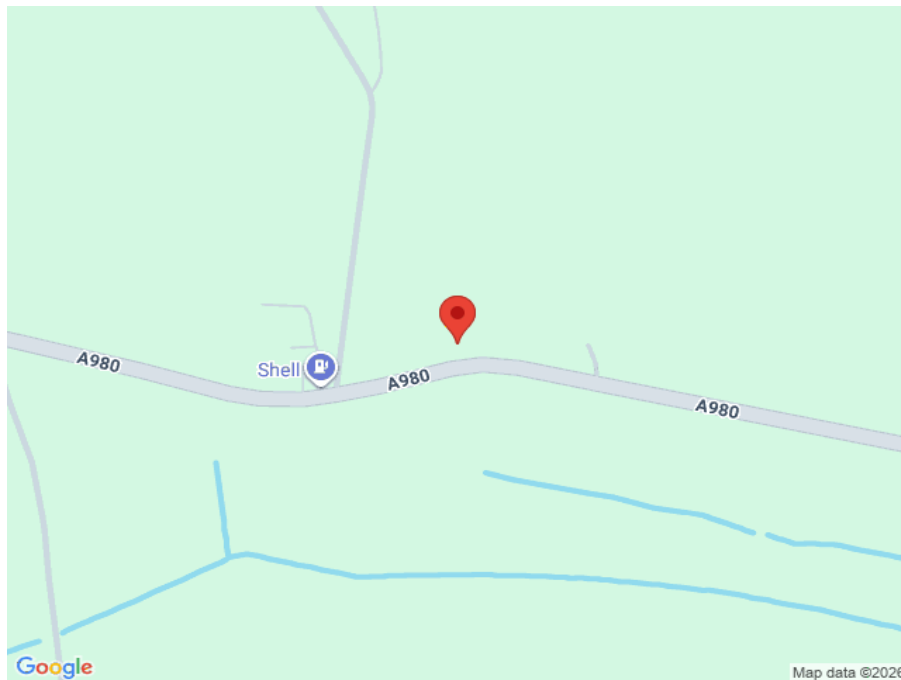
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Floorplan



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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Map



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